

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
MARCH 8, 2018 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM**

1. Roll Call

Board Members

Robert Donaldson
Amy Haney, Vice Chairman
David Maniet
David Robar, Chairman
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Michael Molinski, Building Commissioner, City Architect

2. Approve the minutes of the February 8, 2018 meeting

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the minutes of the February 8, 2018 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The following statement is read prior to start of business:

Applicants and anyone wanting to make a statement are asked to come to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. If you have a business card, please give one to the secretary. Anyone else wishing to address the board is asked to follow the same procedure.

Items 24, 26, 27, 28, 29, and 30 were Summary Approved at the pre-review meeting on March 1, 2018. A motion and a second are needed for approval.

**SUMMARY APPROVED
SIGN REVIEW**

24. **Docket No. 03-28-18**

**13425 Madison Avenue
Allstate Insurance**

- () Approve
() Deny
() Defer

David Detar
Sign Erectors, Inc.
1959 W. 112th Street
Cleveland, Ohio 44102

Applicant proposes new signage. (Page 156)

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

26. **Docket No. 03-30-18**

**13375 Madison Avenue
Cleveland Curiosities**

- () Approve
() Deny
() Defer

Clement Kunkle
Cleveland Curiosities
4065 W. 227th Street
Fairview Park, Ohio 44126

Applicant proposes the installation of vinyl decals on storefront windows. (Page 175)

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

27. **Docket No. 03-31-18**

**16500 Detroit Avenue
Delta Computers Inc.**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Dimitrios Gountis
Delta Computers Inc.
16500 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes a new blade sign. (Page 181)

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

28. **Docket No. 03-32-18**

**17001 Madison Avenue
Rood Food & Pie**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Eyad Ali / Steve Foster
Neon City Signs
11500 Madison Avenue
Cleveland, Ohio 44102

Applicant proposes a new LED channel letter sign on existing signboard. (Page 184)

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

29. **Docket No. 03-33-18**

**15613B Detroit Avenue
Shop the Trader**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Abigail Markiewitz
Fetch & Co.
5270 W. 228th Street
Fairview Park, Ohio 44126

Applicant proposes vinyl window cling for front window displaying the logo. (Page 187)

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

30. **Docket No. 03-34-18**

**16511 Hilliard Road
Good Soil Lutheran Ministries**

- ☐ Approve
- ☐ Deny
- ☐ Defer

JoAnn Dickey
6704 W. Clinton Avenue
Cleveland, Ohio 44102

Applicant proposes face replacements on an existing two-sided monument sign. (Page 192)

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

4. Docket No. 02-09-18 R 1319 Hathaway Avenue

() Approve Nicholas Grecol
 () Deny 1319 Hathaway Avenue
 () Defer Lakewood, Ohio 44107

Nicholas Grecol, applicant was present to explain the updated request, which includes a two-foot framed lattice extension above the existing fence. This extension will screen the enclosure from public view.

The members asked if the additional vertical boards on top of the existing fence could be leveled and wrapped around on the east side to the gate. Applicant agreed that additional screening would be provided on all three sides of fence, except for the gate panel.

Public comment was closed. Administrative staff had worked with the applicant and agreed the addition should wrap to the gate on the east side.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

5.	Docket No. 12-100-17	C	11906 Madison Avenue Infleursion, LLC
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() Approve Craig M. Dixon
() Deny Dixon Architects
() Defer 29354 Hummingbird Circle
Westlake, Ohio 44145

Applicant proposes modifications to an existing building for a new business. The item was deferred from the December, January, and February meetings. (Page 10)

Craig M. Dixon, applicant was present to explain the revisions and materials.

Mr. Harnocz clarified that Code Section 1165.04(e) only requires six foot solid fence where a dispensary property adjoins a residential parcel, in this case along the north side of the property.

The members thought there was too much metal fencing; the metal fence atop the south brick wall could be eliminated. Comment was made that a front fence for security purposes was encouraged by both the Lakewood Chief of Police and the State of Ohio. Signage would be presented at a later date. Discussion continued about the rest of the fencing around the perimeter of the property. After some debate, it was decided the brick could be painted. The existing light poles at the sidewalk would be painted black. Public comment was closed. Administrative staff had no comments other than asking about the existing gates.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented with the following **conditions:**

- no metal fence on top of the masonry,
- rear lot fence is 6' in height as per code, and
- side fences match the height of the existing chain link fence.

All of the members voting yea, the motion passed.

6. **Docket No. 02-13-18** **C** **18401 Detroit Avenue**

Gonzolo Egozcue
Gelastostar
18401 Detroit Avenue
Lakewood, Ohio 44107

- ☐ Approve
☐ Deny
☐ Defer

☐ Approve
☐ Deny
☐ Defer

- ☐ Deny
- ☐ Defer

Russo Real Estate Madison, LLC
2460 Fairmount Boulevard, Suite 311
Cleveland Heights, Ohio 44106

Applicant proposes a new monument street sign as the former pylon sign was destroyed, pursuant to section 1329.09(c)(3) – Maximum Area and Number Permitted, Ground signs. This item was deferred from the February meeting. (Page 35)

Mr. Harnocz stated the applicant requested a deferral.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER the request until the meeting on April 12, 2018**. All of the members voting yea, the motion passed.

SIGN REVIEW

9. **Docket No. 02-15-18-S**

**C 16200 Madison Avenue
Northland Plaza**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Sal Russo
Russo Real Estate Madison, LLC
2460 Fairmount Boulevard, Suite 311
Cleveland Heights, Ohio 44106

Applicant proposes new signage. This item was deferred from the February meeting. (Page 35)

Mr. Harnocz stated the applicant requested a deferral.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER the request until the meeting on April 12, 2018**. All of the members voting yea, the motion passed.

10. **Docket No. 02-17-18**

**16512 Detroit Avenue
Cozumel Mexican Restaurant**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Jessica Ruff
Ruff Neon and Lighting Maintenance Inc.
295 West Prospect Street
Painesville, Ohio 44077

Applicant proposes the removal of an existing wall sign with goose neck lighting and replace with a back lit cabinet sign. This item was deferred from the February meeting. (Page 37)

Matt Cobb, representative for Ruff Neon and Lighting Maintenance Inc. was present to explain the request.

The members liked the proposal. Public comment was closed. Administrative staff supported the request. Clarification was given about signage, lighting, dimensions, etc.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

11. **Docket No. 03-19-18**

R 1270 Arlington Road

- ☐ Approve
- ☐ Deny

Jeff Leonard
JTL Construction

() Defer

5201 Grant Avenue
Cleveland, Ohio 44125

Applicant proposes an addition on the front of an existing home and a new porch. (Page 45)

Jeff Leonard, JTL Construction, applicant was present to explain the request.

The members like the addition. Public comment was closed. Administrative staff said it was a good addition.

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

12. **Docket No. 03-20-18**

R 2359 Atkins Avenue

() Approve
() Deny
() Defer

Joel Michelich
2359 Atkins Avenue
Lakewood, Ohio 44107

Applicant proposes a new front porch and porch roof for an existing home. (Page 57)

Joel Michelich, applicant was present to explain the request.

The members asked about the stoop and steps, siding, Tudor detailing in the peak, brick column, porch railing, roof, etc. Public comment was closed. Administrative staff understood the issue with the roof and bay window.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE the request with the following conditions:**

- **porch roof in shed form is extended the full width of the new porch,**
- **porch floor is raised to one level,**
- **center post is omitted, and**
- **siding color to be approved administratively.**

All of the members voting yea, the motion passed.

13. **Docket No. 03-21-18**

R 1577 Riverside Drive

() Approve
() Deny
() Defer

Stephen Jouriles
SNJ Design Studio
12518 Clifton Boulevard
Lakewood, Ohio 44107

Applicant proposes a first floor addition with ADA ramp to the garage. (Page 71)

Stephen Jouriles, SNJ Design Studio, applicant was present to explain the request.

The members thought it was a great addition. Public comment was closed. Administrative staff supported the request and added that an application to the Board of Zoning Appeals was submitted for review.

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

14. **Docket No. 03-22-18**

R 2094 Riverside Drive

() Approve
() Deny

Denis Morrissey
1595 Elmwood Avenue

() Defer

Lakewood, Ohio 44107

Applicant proposes alterations to the exterior and a second floor addition. (Page 84)

Denis and Carey Morrissey, applicants were present to explain the request.

The members asked about the location of the fence. They thought the remodel was an improvement. Public comment was closed. Mr. Harnocz read a letter of support into record (made part of record). The existing chimney top would be heightened. Administrative staff said the decorative fence was regulated by code.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE the request with the following condition:**

- **front fence location would be in compliance with code.**

All of the members voting yea, the motion passed.

15. **Docket No. 03-23-18**

**C 15603 Madison Avenue
Sushi Rock**

() Approve

() Deny

() Defer

Leon Sampat
LS Architects, Inc.
22082 Lorain Road
Fairview Park, Ohio 44126

Applicant proposes outdoor dining on the north and west sides of the building. (Page 102)

This item was discussed previously; see item 7, Docket No. 02-14-18.

17. **Docket No. 03-24-18**

**C 11801 Clifton Boulevard
The Diner on Clifton**

() Approve

() Deny

() Defer

Pericles Drosos and Jim Gountis
The Diner on Clifton
11801 Clifton Boulevard
Lakewood, Ohio 44107

Applicant proposes ~~exterior renovations to an existing a proposed restaurant~~ modifications to the approval in May 2017 for storefront, patio and vestibule renovations. (Page 105)

Pericles Drosos and Jim Gountis, applicants were present to explain the request.

The members liked the white brick for the tower. There was discussion about windows on the tower, the plantings in front of the patio, height of the patio at the sidewalk, patio furniture (approved at a previous meeting), etc. Signage and landscaping would be presented at a later date. Public comment was taken. Administrative staff would look into the past hearing of the Planning Commission and determine what else was required.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE the request with the following conditions:**

- **no windows on the tower,**
- **white brick as a cladding on the entire height of the tower,**
- **panels on the east side of the building would remain and be cleaned, and**
- **signage and landscaping plans will be presented to the board at a later date.**

All of the members voting yea, the motion passed.

Items 18 and 19 are called together, same property and applicant.

C 14718 Detroit Avenue
Melt Bar and Grilled

Fred Margulies
Herschman Architects
25001 Emery Road, Suite 400
Cleveland, Ohio 44128

Applicant proposes facade alterations and renovations to an existing restaurant. (Page 110)

Fred Margulies, Herschman Architects, applicant was present to explain the request. Matt Fish, business owner was also present to answer questions.

The members thought the renovation proposal for the rear entrance was “clean” and dimming of the sign lighting was nice. The discussion continued about the front renovation. The members liked the proposed colors, suggested painting the window frames, discussed window treatment color, side lights, etc. Public comment was closed. Administrative staff had no additional comments other than the color scheme was interesting.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented (Docket No. 03-25-18-A and 03-25-18-S). All of the members voting yea, the motion passed.

SIGN REVIEW

14718 Detroit Avenue
Melt Bar and Grilled

Fred Margulies
Herschman Architects
25001 Emery Road, Suite 400
Cleveland, Ohio 44128

Applicant proposes signage at the rear entrance of an existing restaurant. (Page 110)

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented (Docket No. 03-25-18-A and 03-25-18-S). All of the members voting yea, the motion passed.

Items 20 and 21 are called together, same property and applicant.

ARCHITECTURAL BOARD OF REVIEW

C 13333 Madison Avenue
Waterbury Coach House

Collin Glavic
Stone & Grain
1135 Canyon View Road, Apt. 404
Sagamore Hills, Ohio 44067

Applicant proposes exterior renovations to an existing restaurant. (Page 126)

Collin Glavic and Eric Stone, Stone & Grain Design Group, applicants were present to explain the request.

The members asked about paint color, paint lines, straightening the gutter/downspout, the planter boxes and plastic plants in the front of the building, etc. Public comment was closed. Administrative staff supported the proposal. The members thought the

signage was beautiful. Administrative staff asked for specifics regarding the trellis over the entrance. Although the Administration generally discourages on painting brick at commercial properties, in this case it has a unifying effect on the building.

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request with the following condition:

- **no planter boxes at the front of the building.**

All of the members voting yea, the motion passed.

SIGN REVIEW

21. **Docket No. 03-26-18-S**

**13333 Madison Avenue
Waterbury Coach House**

- () Approve
- () Deny
- () Defer

Collin Glavic
Stone & Grain
1135 Canyon View Road, Apt
Sagamore Hills, Ohio 44067

Applicant proposes new signage for an existing restaurant. (Page 126)

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request with the following condition:

- **no planter boxes at the front of the building.**

All of the members voting yea, the motion passed.

Items 22 and 23 are called together, same property and applicant.

22. **Docket No. 03-27-18**

**12108 Madison Avenue
Liliana Bridal House**

- () Approve
- () Deny
- () Defer

Juan Vergara
Liliana Bridal House
12108 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes the installation of durable white vinyl signage on the front of the building.
(Page 142)

Steve Foster, Neon City Signs representative and Jackie Vergara were present to explain the request.

The members thought the sign was beautiful. Public comment was closed.

A motion by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented (Docket No. 03-27-18). All of the members voting yea, the motion passed.

**ARCHITECTURAL BOARD OF REVIEW
REOPEN FOR MODIFICATIONS**

23. **Docket No. 12-122-16**

**C 12108 Madison Avenue
Liliana Bridal House**

- () Approve
- () Deny
- () Defer

Juan Vergara
Liliana Bridal House
12108 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes modifications for a front fence and gate that were approved by ABR at its December 8, 2016 meeting.
(Page 150)

Jackie Vergara explained the request for modification to the previously approved fence. Administrative staff wanted to see more details, particularly a site plan showing the location of the fence in relation to the sidewalk and the building and specification sheets for the fence (height, finish, material, etc.) Ms. Vergara said she would come next month with the required documents.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **DEFER the request for Docket No. 12-122-16 until the meeting on April 12, 2018.** All of the members voting yea, the motion passed.

SIGN REVIEW

25. **Docket No. 03-29-18**

**15315 Detroit Avenue
Young America Insurance**

- ☐ Approve
- ☐ Deny
- ☐ Defer

David Detar
Sign Erectors, Inc.
1959 W. 112th Street
Cleveland, Ohio 44102

Applicant proposes new signage. (Page 169)

David Detar, Sign Erectors, Inc., applicant was present to explain the request.

The members spoke about the various aspects of the signage while focusing on the window signage. Administrative staff said there was much discussion with the applicant prior to the meeting and had no further comments.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE the request with the following conditions:**

- **retain the stripe across the top and eliminate "Immediate Coverage", "Family Rates", and "SR22's" in window B, and**
- **retain the stripe across the top, eliminate "Call Today!" and lower the level of the 8" high telephone number.**

All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Robar, seconded by Mr. Waddell to **ADJOURN** at 8:30 p.m. All of the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. Nicholas Greco
2. DAPHNE MANS
3. UPLUKAGI
4. Matt Cobb
5. Jeff Lander
6. DEMIS MORRISSEY
7. Pericles Drosos / Jim Goutis
8. Pam Welter
9. STEVE FOSTER
10. JACQUELINE VARGNA
11. Dan Datan

SIGN NAME:

1. Nicholas Greco
2. Daphne Mans
3. Uplukagi
4. Matt Cobb
5. Jeff Lander
6. Demis Morrissey
7. Pericles Drosos / Jim Goutis
8. Pam Welter
9. Steve Foster
10. Jacqueline Vargna
11. Dan Datan

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, March 8, 2018

Schwarz, Johanna

From: Chuck Cammock <chuckdog14@att.net>
Sent: Friday, March 2, 2018 3:47 PM
To: Planning Dept
Subject: Docket No. 03-22-18 2094 Riverside Drive

I received the 2/27/18 Public Notice regarding the above because I am a neighboring property owner. Thank you for the opportunity to comment. I can not attend the meeting in person and so am submitting my comments via e-mail , as suggested. We have looked at the proposed alterations/addition and my wife and I are thrilled to see what will be taking place. This is certainly a positive contribution to our neighborhood, and I wish to thank our new neighbor for undertaking this project. Thank you.

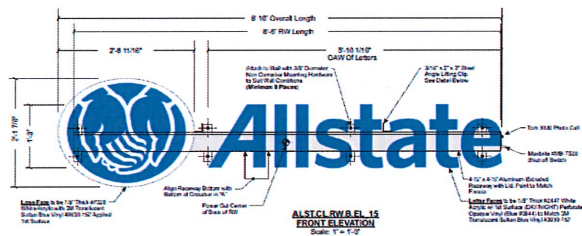
Charles and Sharon Cammock
2103 Riverside Drive
Lakewood OH 44107



Architectural Board of Review
March 8, 2017

Summary Approval:

13425 Madison Ave
Allstate Insurance



13375 Madison Ave
Cleveland Curiosities



Summary Approval:

**16500 Detroit Ave
Delta Computers**

Note: Paint all conduit to match brick. Use shortest / least visible path for conduit.

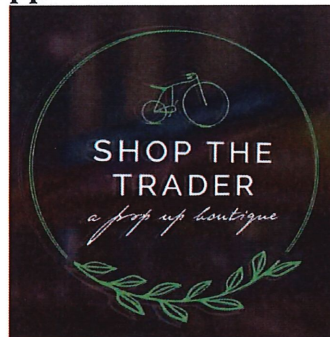


**17001 Madison Ave
Rood Food & Pie**

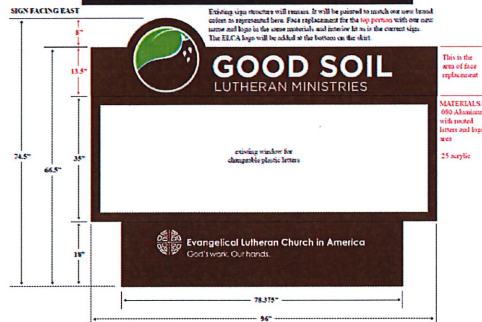


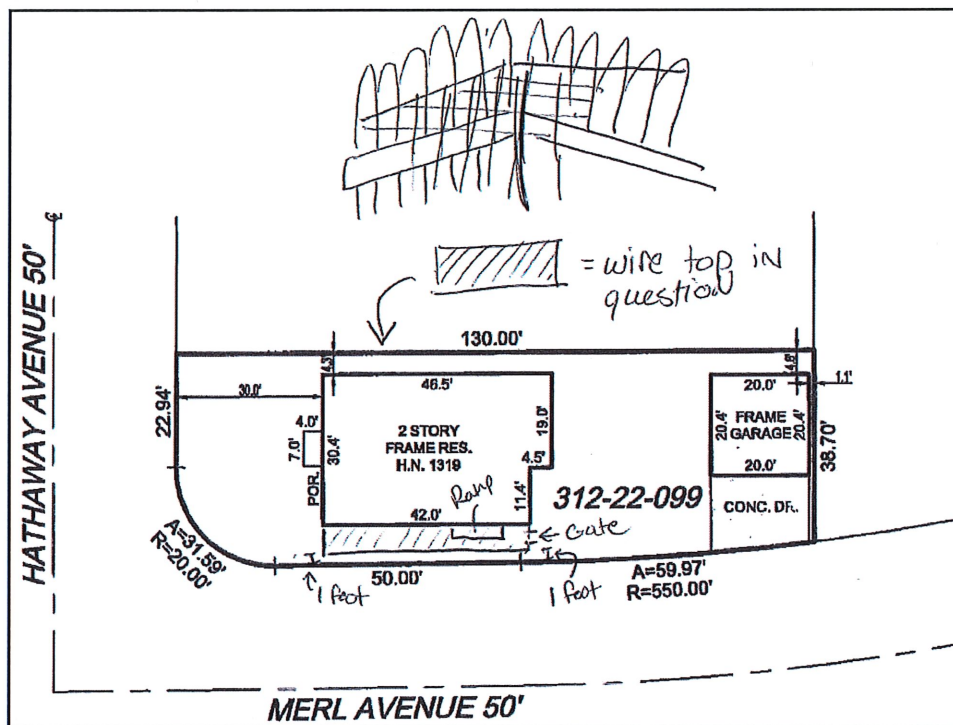
Summary Approval:

**15613B Detroit Ave
Shop the Trader (Fetch & Co)**



**16511 Hilliard Road
Good Soil Lutheran**

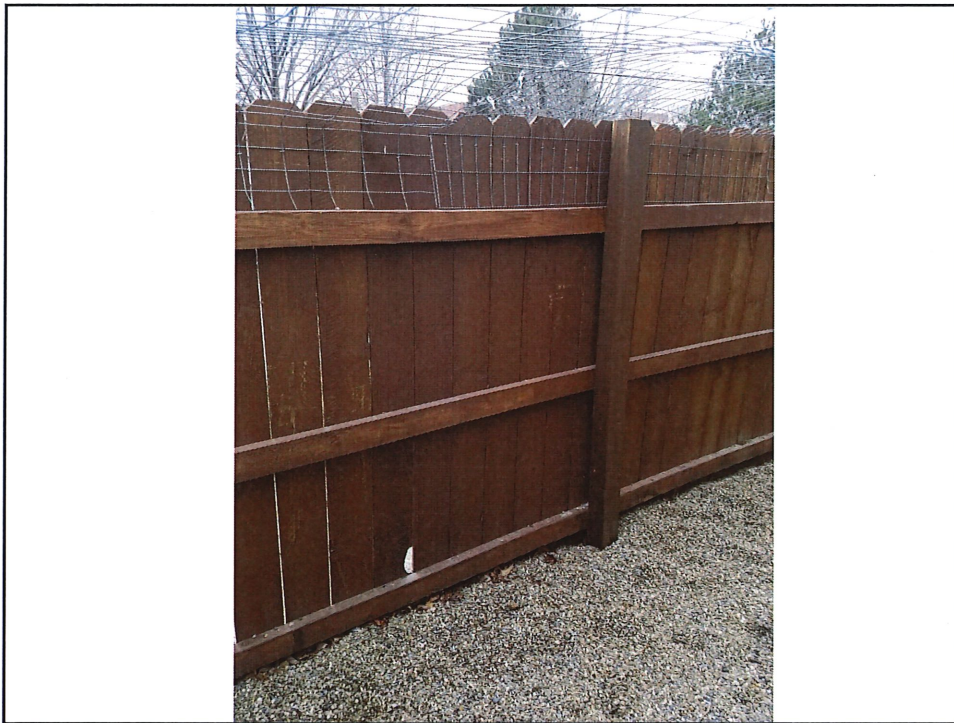
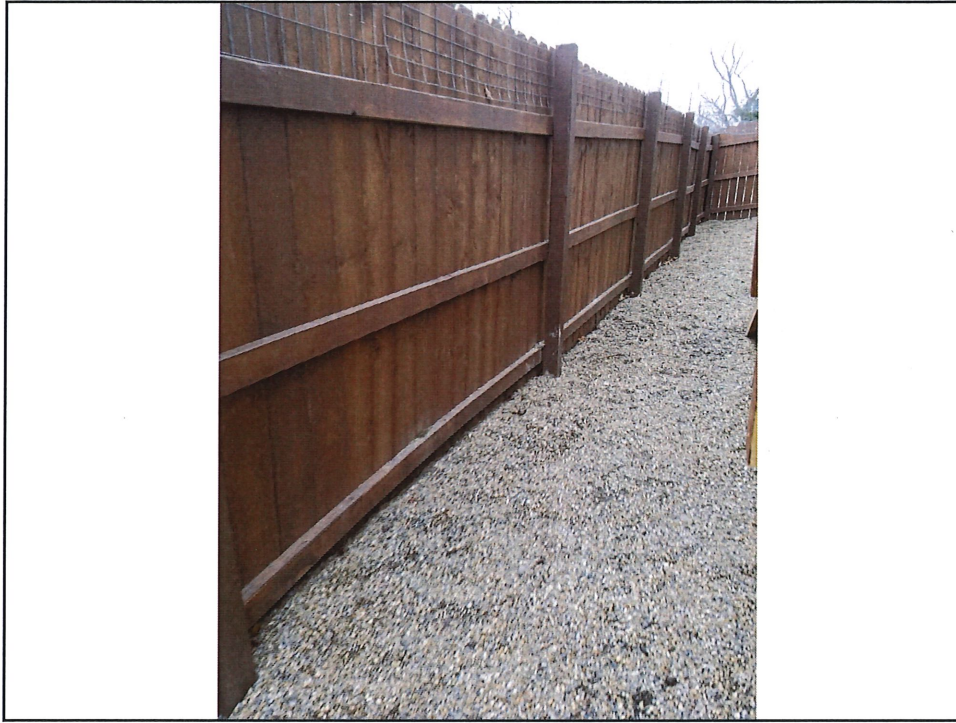




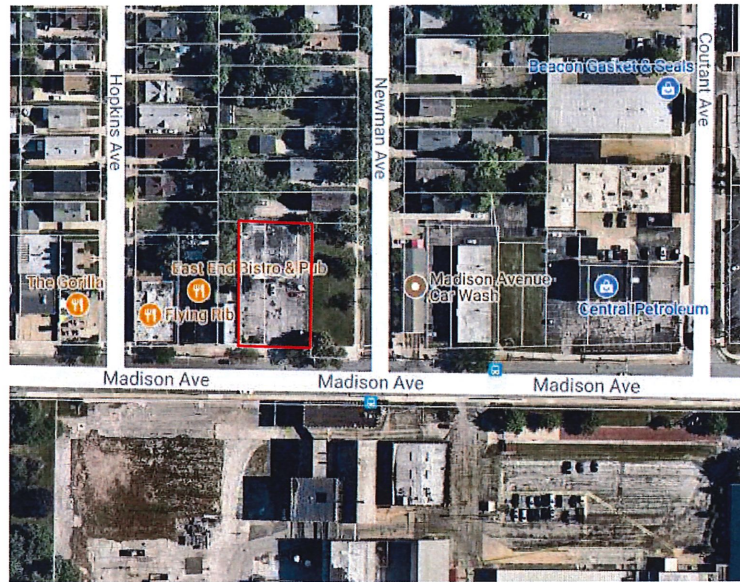




- (c) Fences are permitted along a rear or side property line or portion of a rear or side property line provided that:
- (1) Fences less than or equal to seventy-two (72) inches above grade may be of any type, subject to subsection (g);
 - (2) Fences greater than seventy-two (72) inches above grade but less than or equal to ninety-six (96) inches above grade shall be constructed such that at least fifty percent (50%) of any lineal foot of such fence is open for the through passage of light and air;
 - (3) No fence shall exceed ninety-six (96) inches above grade.







11906 Madison Avenue Inflursion



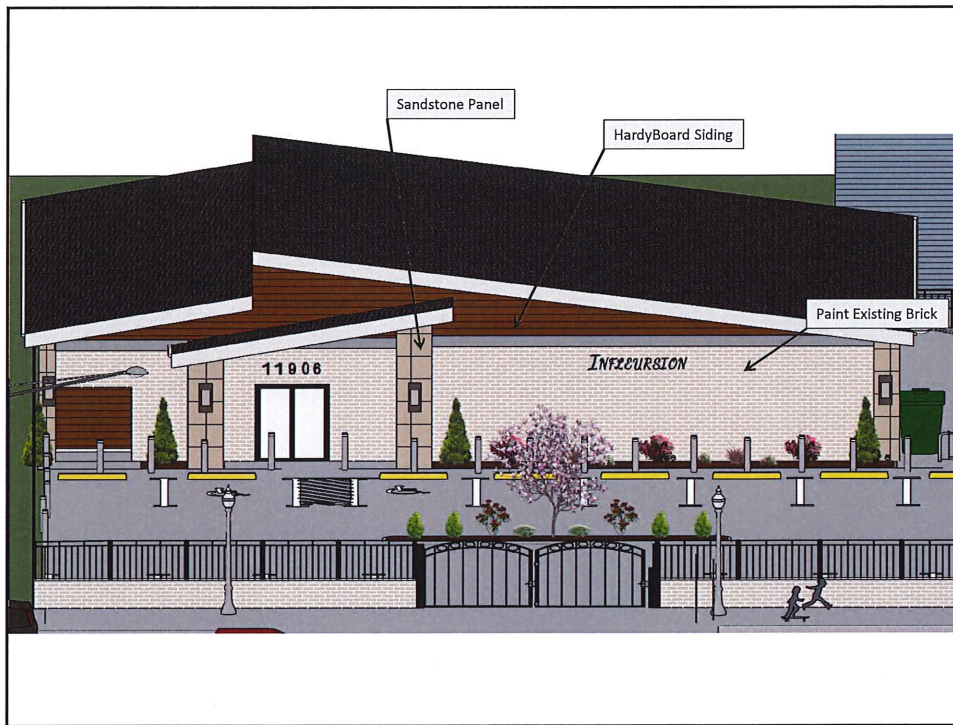
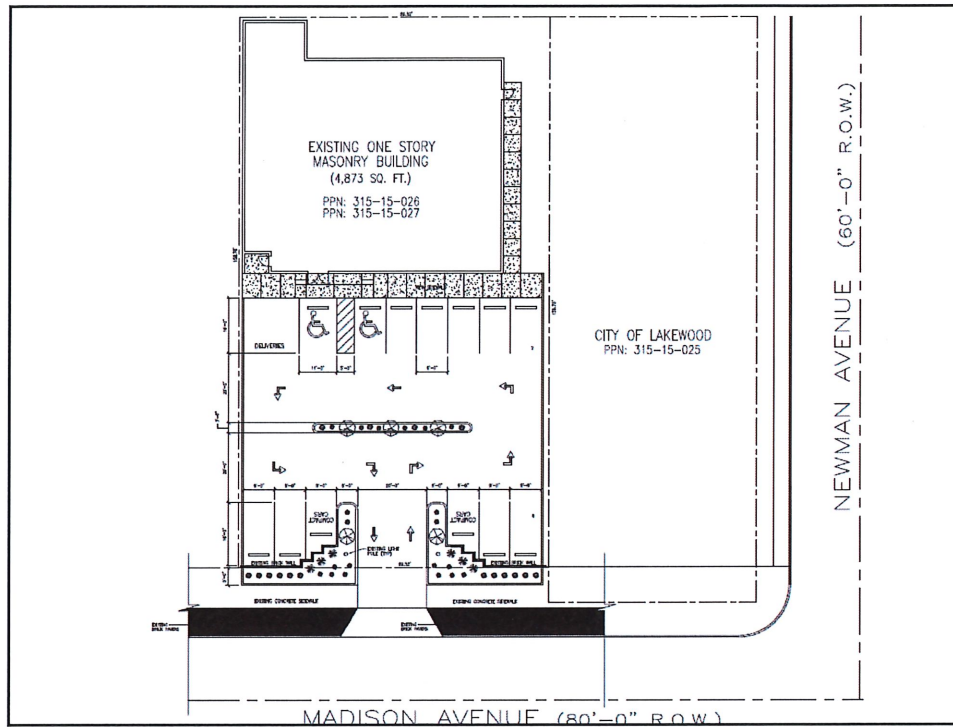
December 2017

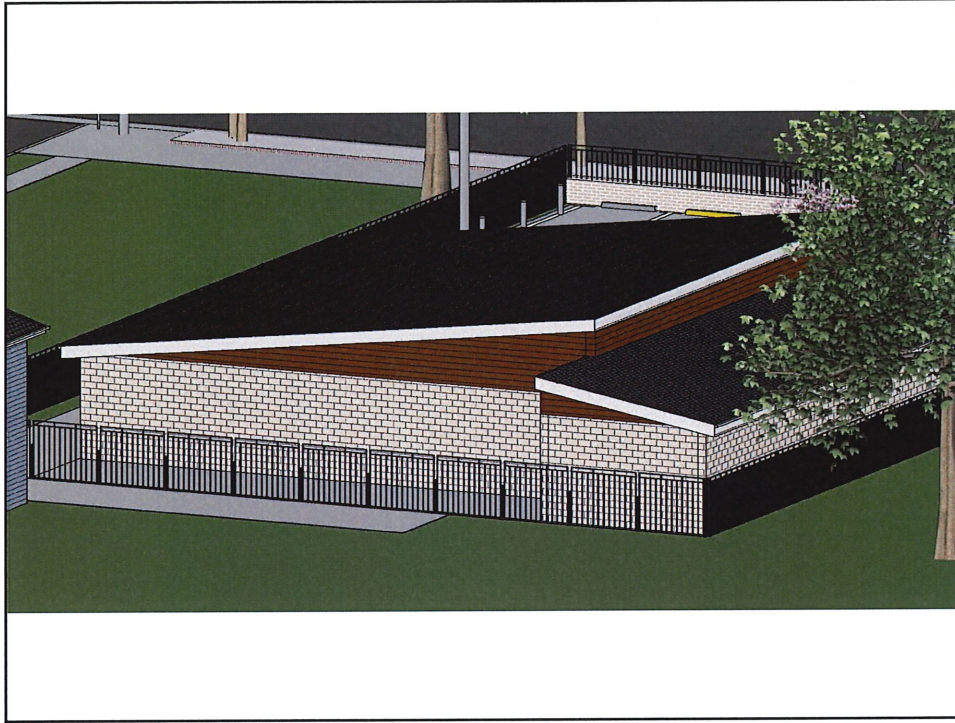


August 2017



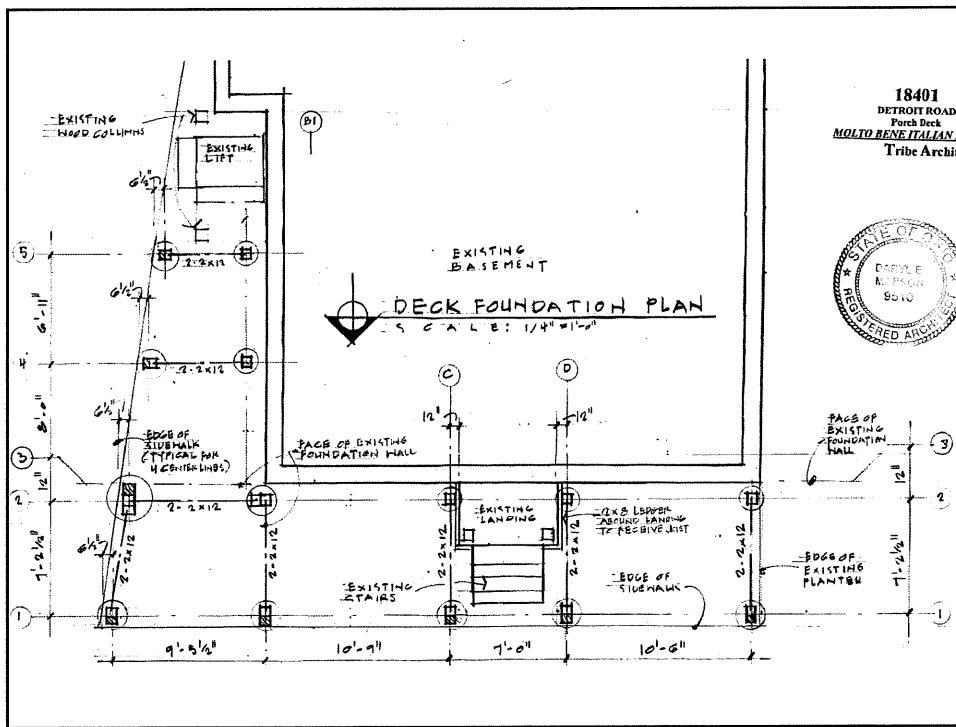
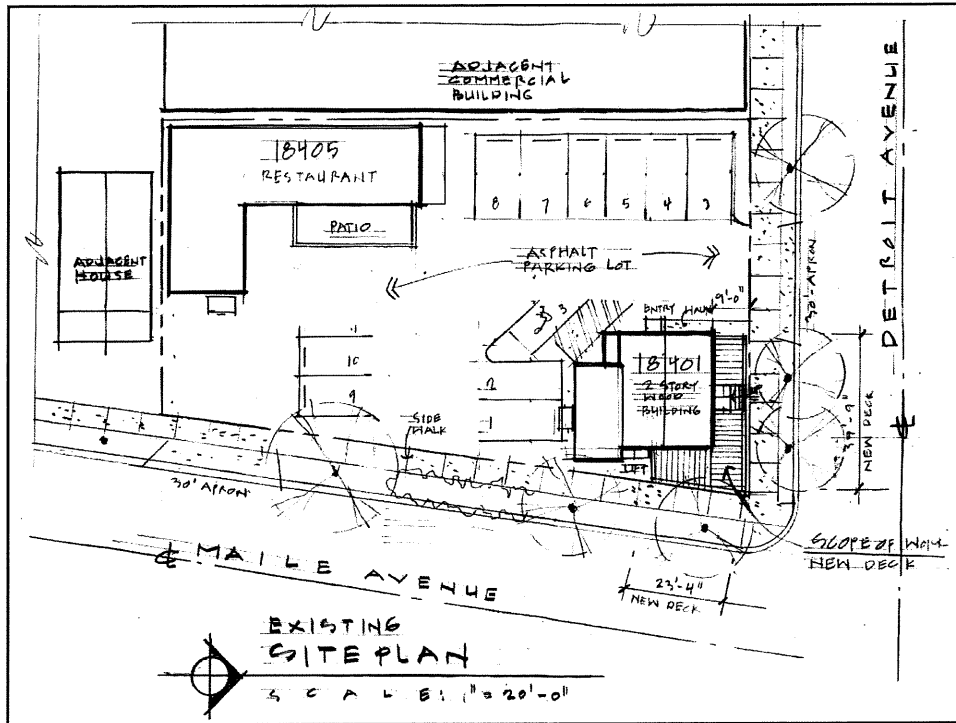


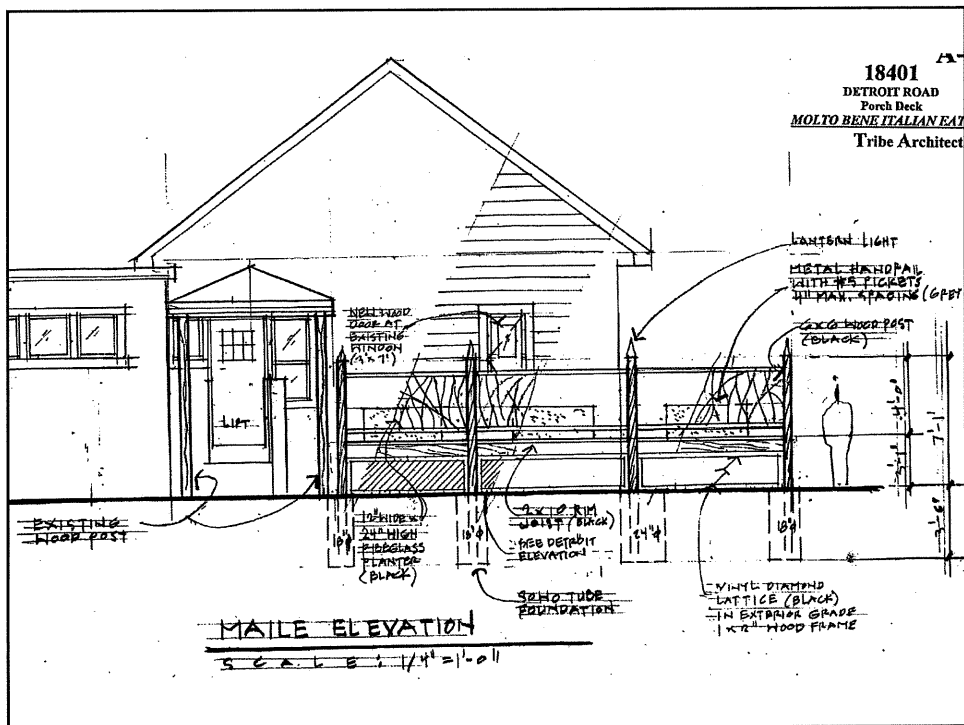
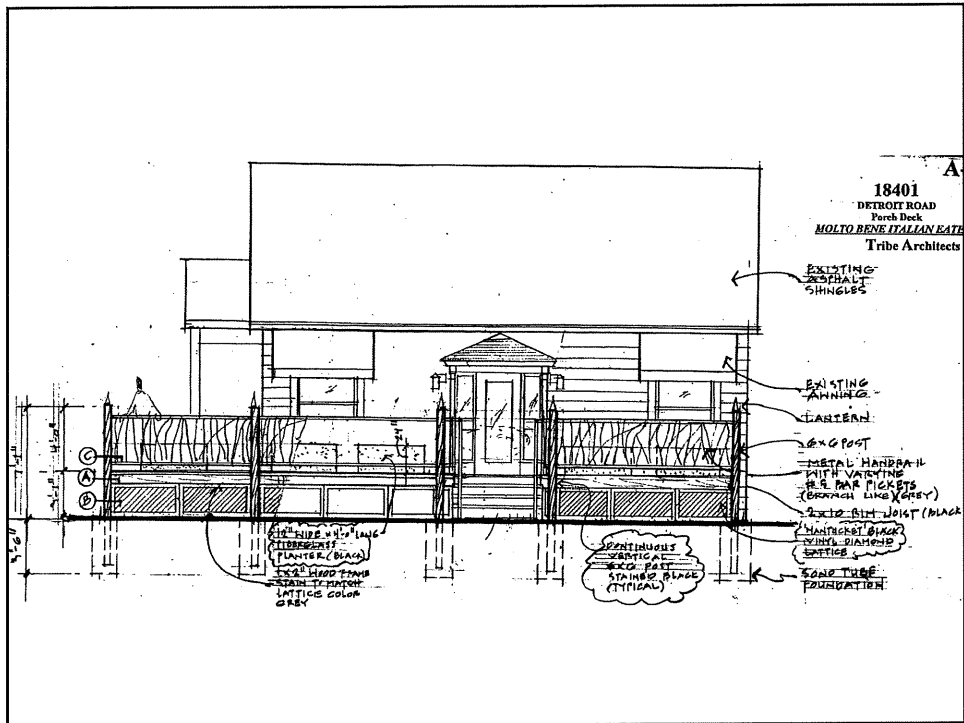


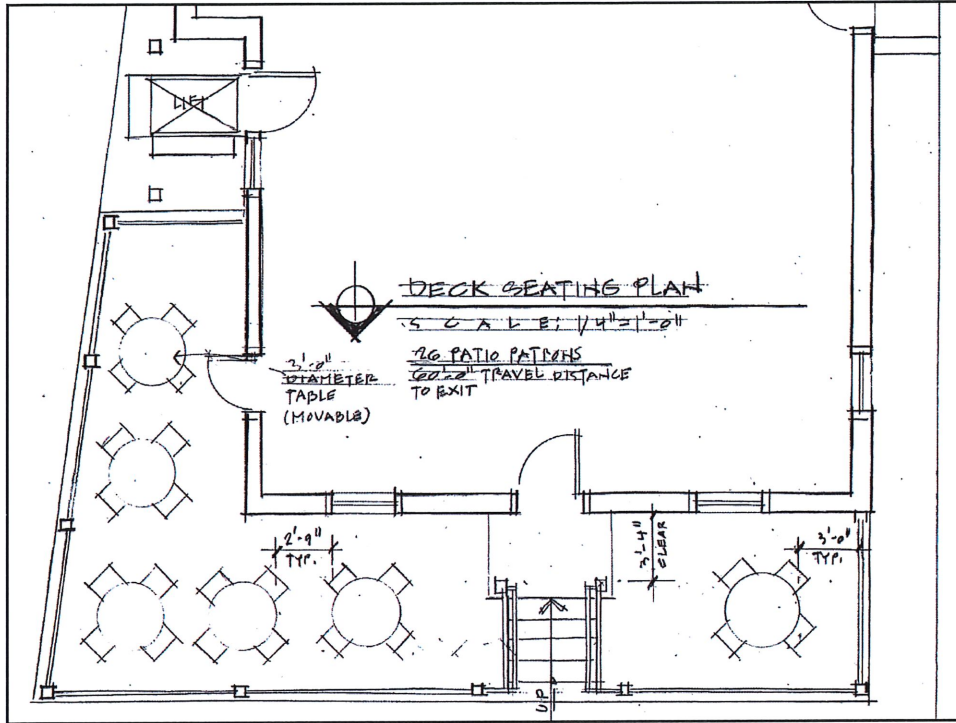




**18401 Detroit Avenue
Molto Bene**



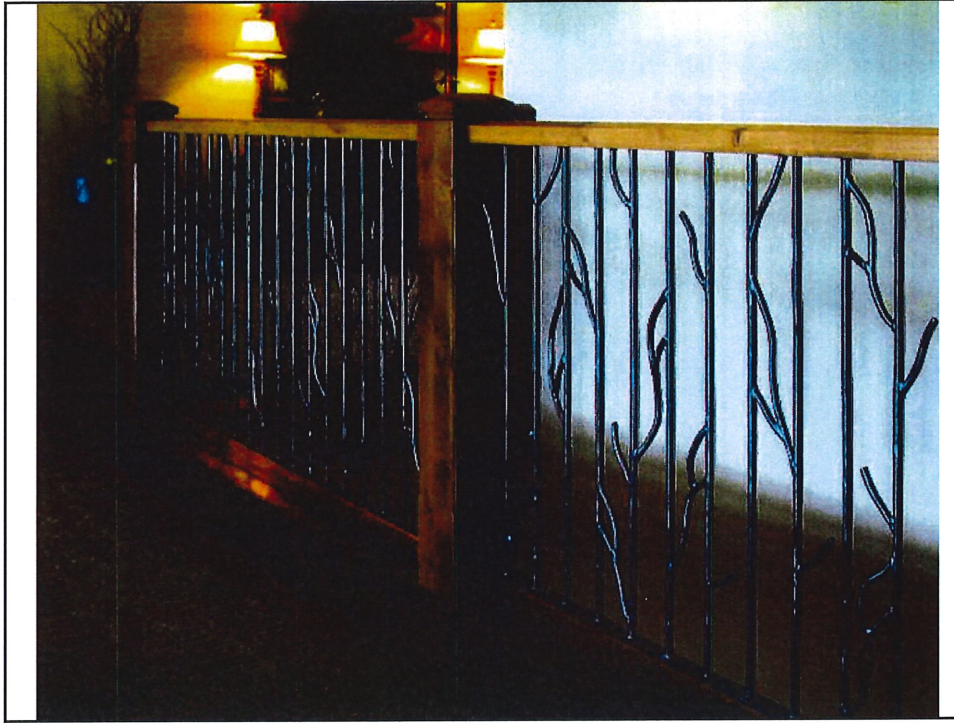






Veranda 0.2 in. x 48 in. x 8 ft.
Nantucket Gray Vinyl Privacy
Diamond Lattice





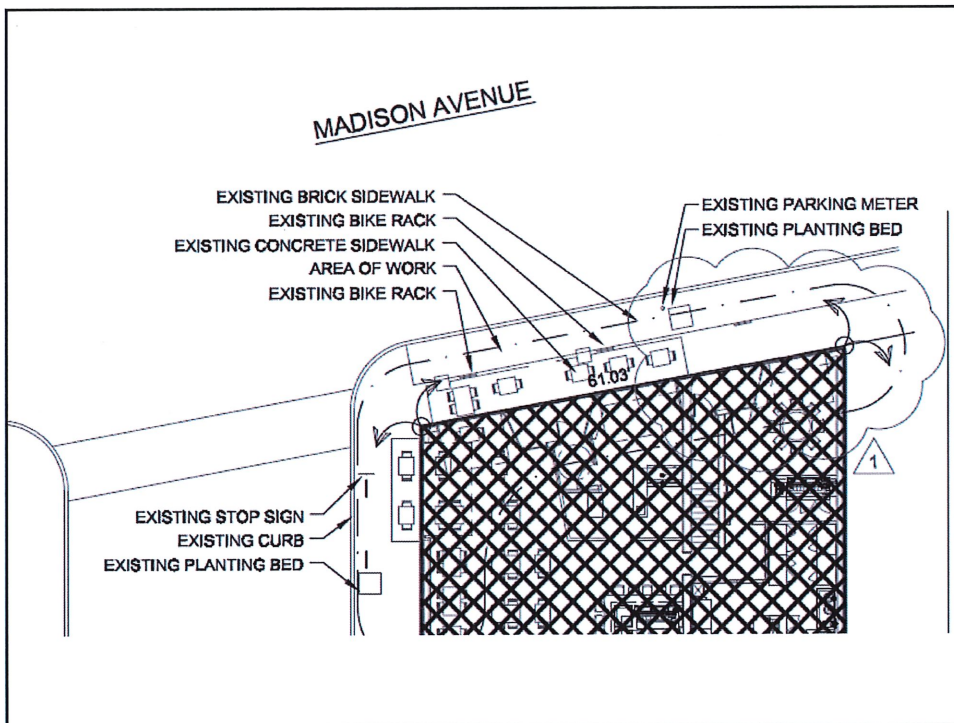
15603 Madison Avenue
Sushi Rock

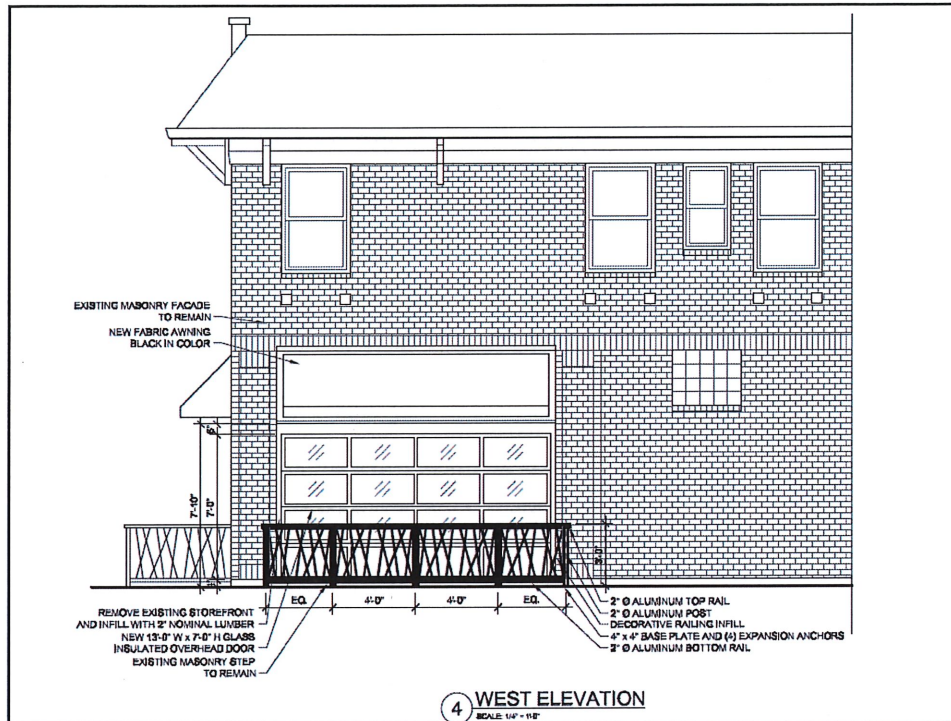


**15603 Madison Avenue
Sushi Rock**



1 EXISTING FACADE





CLOPAY COMMERCIAL - MODELS 902, 903
architectural series

Clopay

CONSTRUCTION
2 1/8" THICKNESS

WARRANTY
5YR LIMITED CONSTRUCTION

Model 903 with Insulated Glass and Bottom Insulated Aluminum Panel, Powder-Coated Frame

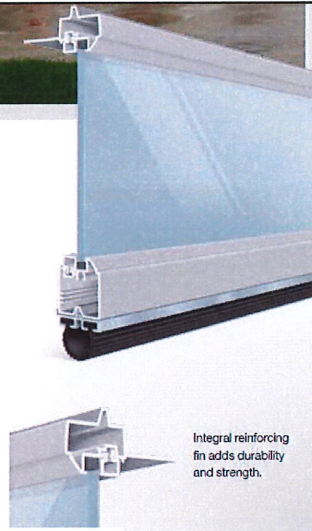


Model 903 with Insulated Glass and Bottom Insulated Aluminum Panel, Powder-Coated Frame

ALUMINUM FULL-VIEW DOORS

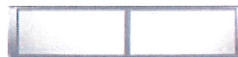
Clopay Aluminum Full-View doors offer designers the flexibility to let varying degrees of light in while complementing the surrounding structure. A wide selection of standard and custom glazing types make a bold statement in retail and store environments.

- 2-1/8" (54 mm) thick construction, 6063-T5 extruded aluminum alloy with integral reinforcing fin for maximum durability.
- Exclusive, capped rail construction helps seal out the elements and adds to door durability.
- Tongue-and-groove meeting rail.
- Available in a wide variety of powder-coated and anodized finish colors.
- Many glazing options available, including thermal glass, Low-E glass and polycarbonate panels in various colors.
- Model 902 features 44" (1.1 m) on center panel spacing with limited glazing options. Model 903 is fully customizable and features equal panel spacing.



Integral reinforcing fin adds durability and strength.

GLASS/PANEL OPTIONS



Full View



Solid Aluminum

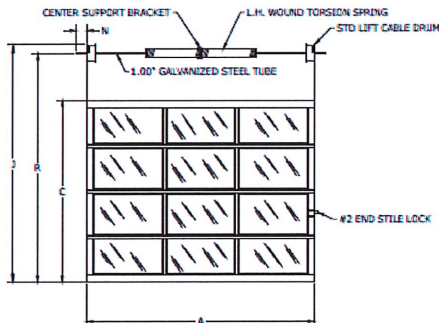
CUSTOM POWDER COAT

Powder coat available in a variety of finishes, colors as well as custom formulations to complement your building design.

MODEL 903

SECTIONS ARE 2-1/8" THICK ALUMINUM EXTRUSION CONSTRUCTION CONSISTING OF CENTER STILES, END STILES, INTERMEDIATE RAILS AND TOP AND BOTTOM RAILS WITH SOLID OR GLAZING PANELS. EQUAL PANEL WIDE SPACING

ACTUAL DOOR HEIGHT IS APPROX. 1" OVER BECAUSE OF JOINTS BETWEEN SECTIONS PLUS BOTTOM ASTRAGAL.



NOTES:

1. (ONE) DOOR 11'-2" x 7'-0"
2. DOOR TO BE SUPPLIED WITH 10,000 CYCLE TORSION SPRINGS.
3. DOOR TO BE SUPPLIED WITH REVERSE ANGLE MOUNTED, 2" GALVANIZED STEEL TRACK WITH 15" RADIUS STANDARD LIFT.
4. DOOR TO HAVE 4 FULL VIEW SECTIONS OF INSULATED TEMPERED GLASS.
5. DOOR TO HAVE ONE INTERIOR MOUNTED #2 END STILE SLIDE BOLT DOOR LOCK.
6. DOOR TO HAVE VINYL TOP WEATHER SEAL AND REVERSE ANGLE JAMB WEATHER SEAL.





2015



Barrio - 2011



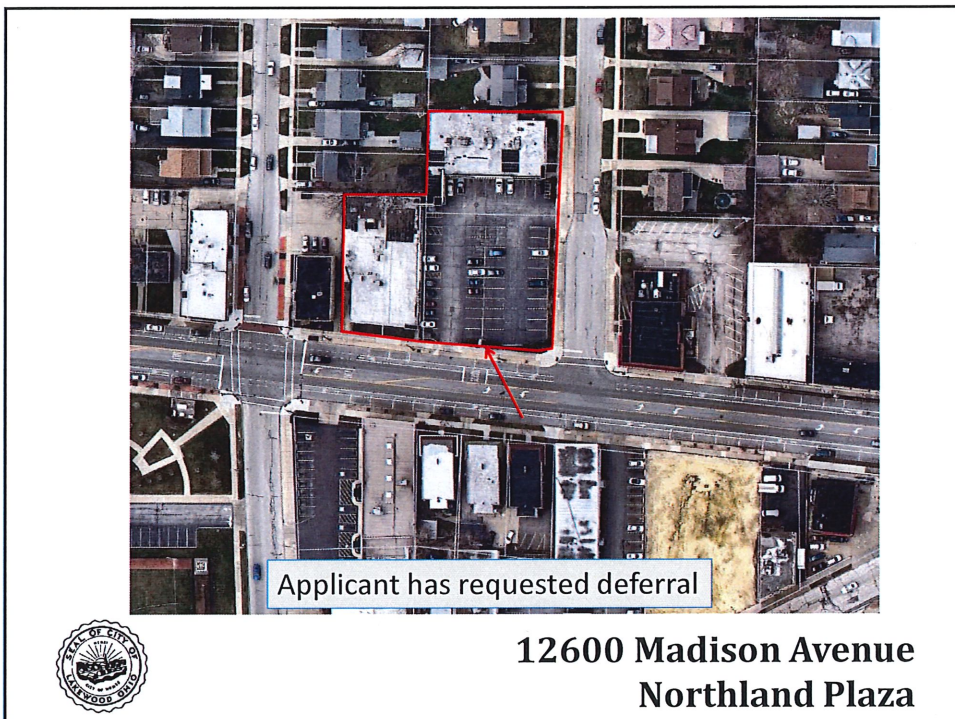
Barrio - Today



Angelos - 2007



Angelos - Today



**12600 Madison Avenue
Northland Plaza**

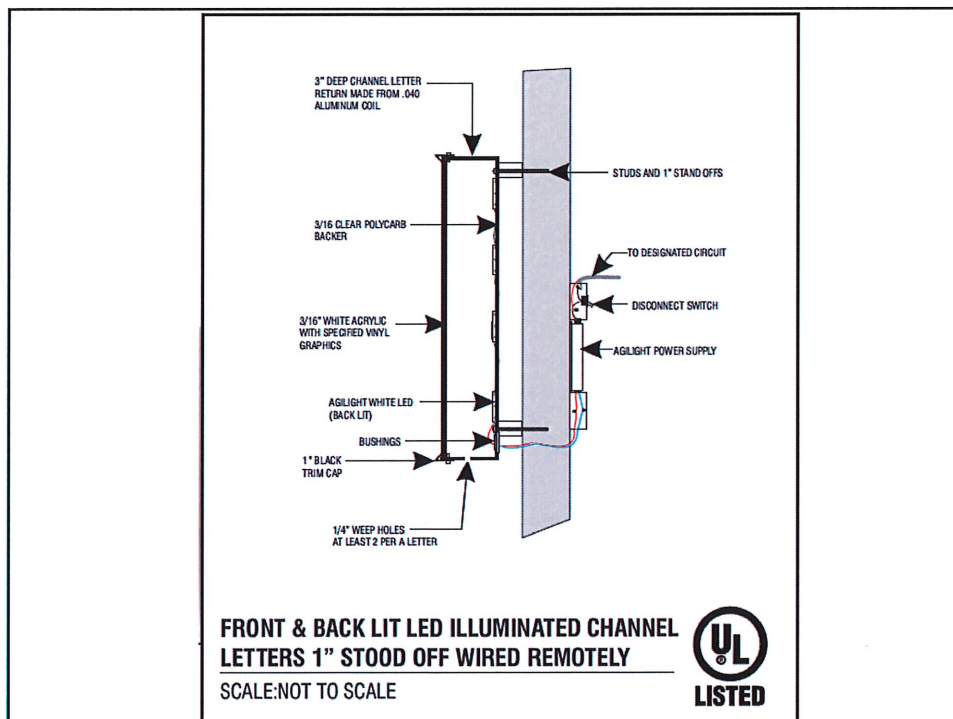
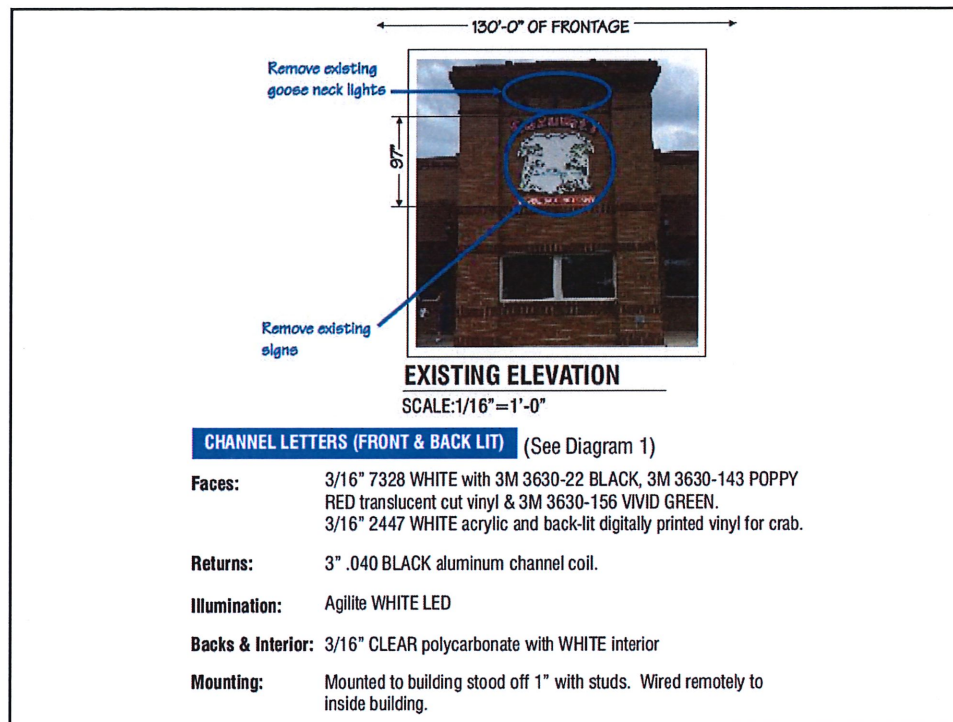


**16512 Detroit Avenue
Cozumel**



**16512 Detroit Avenue
Cozumel**







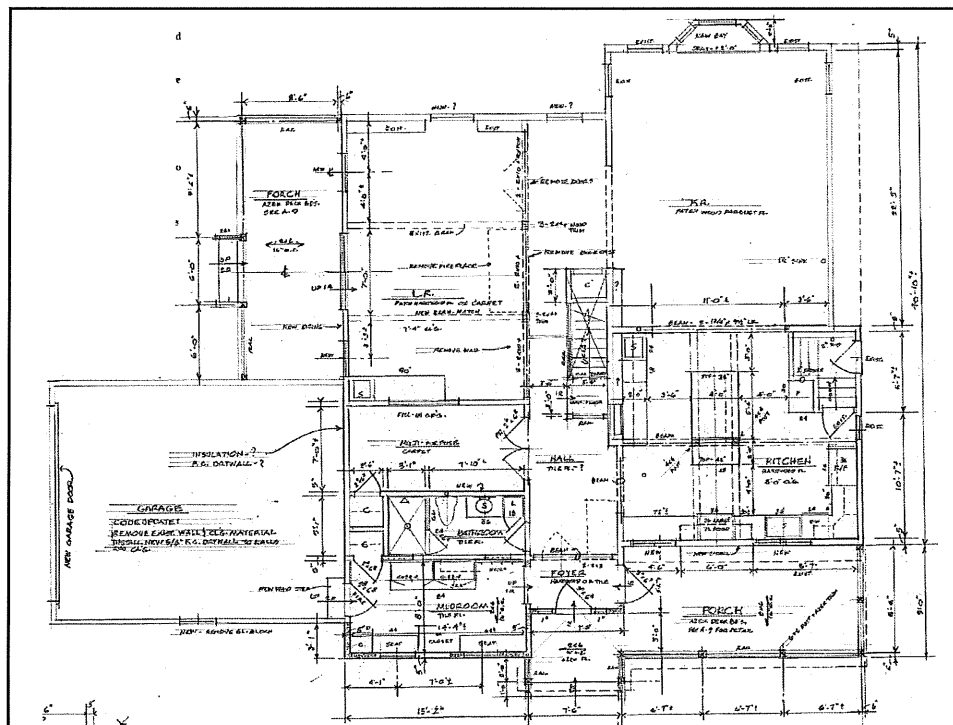
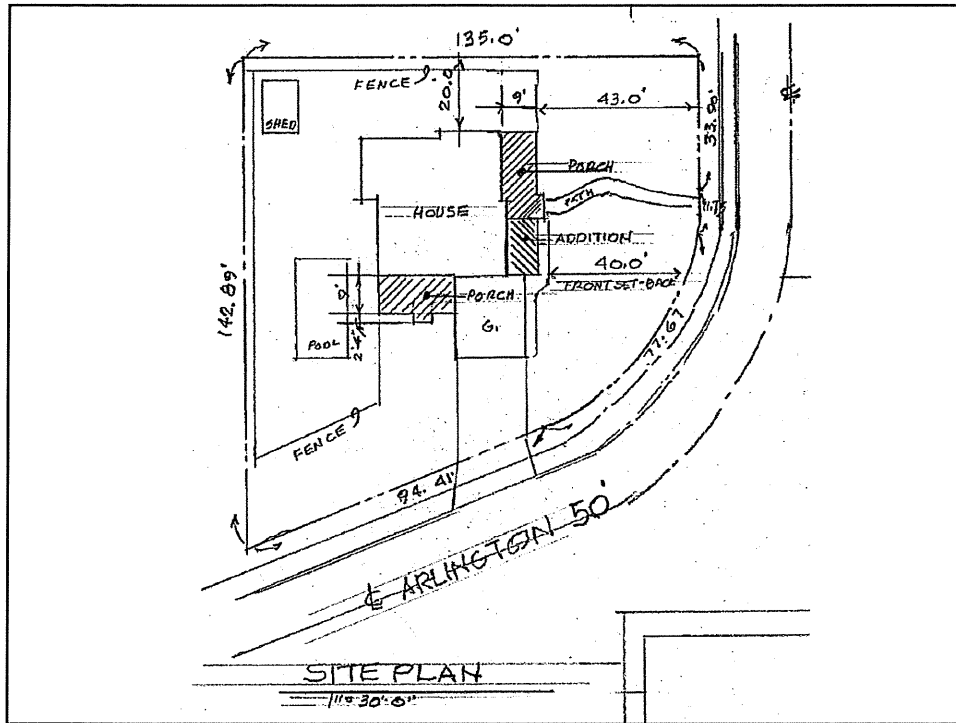
1270 Arlington Road

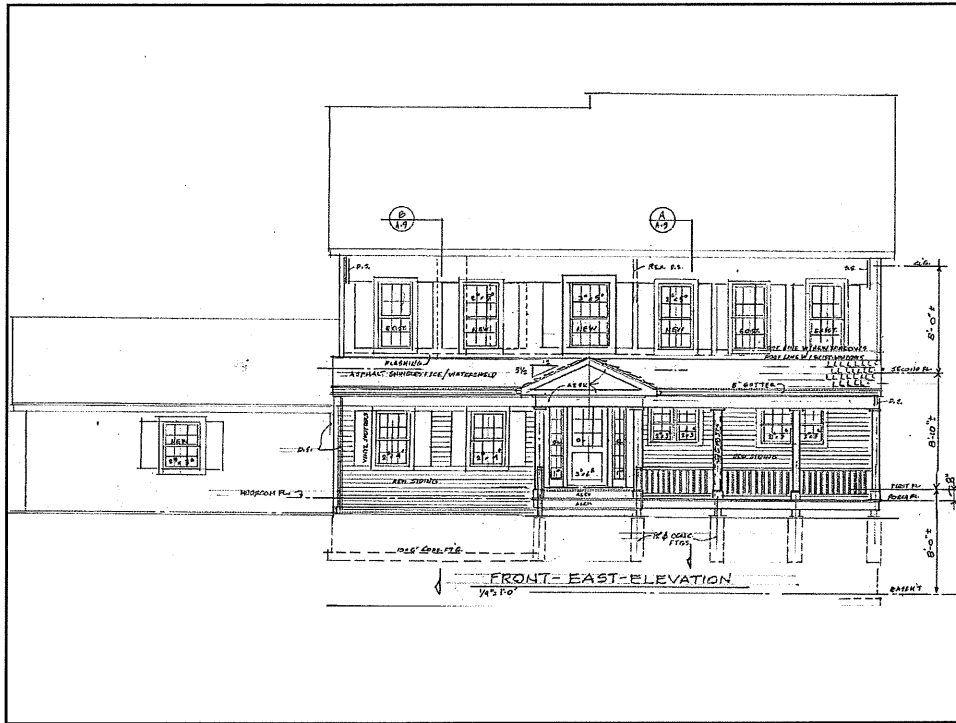


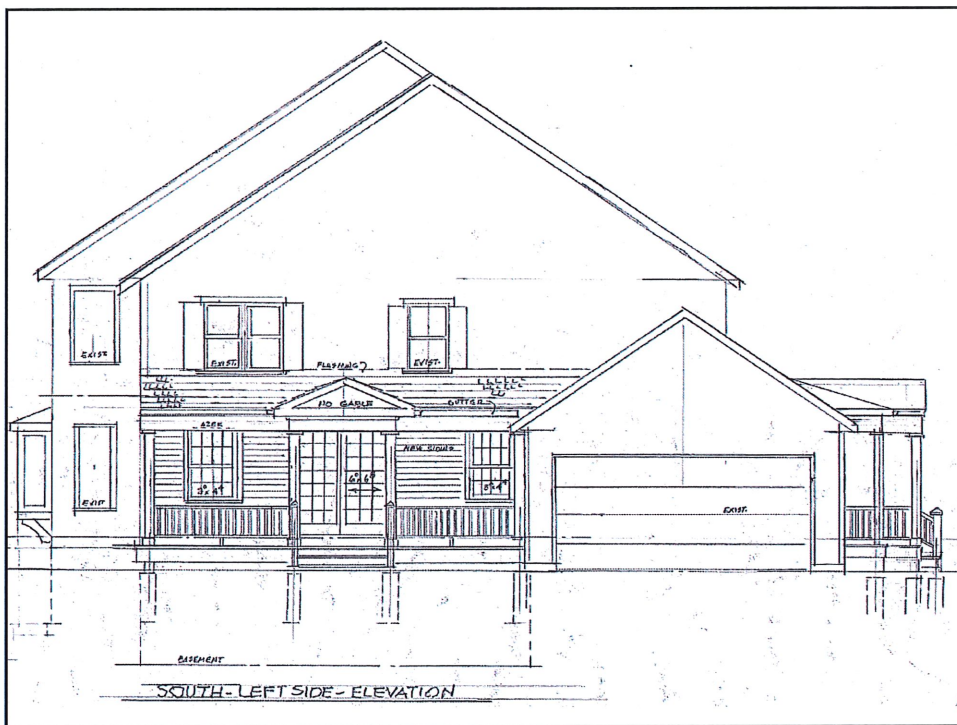
East Elevation

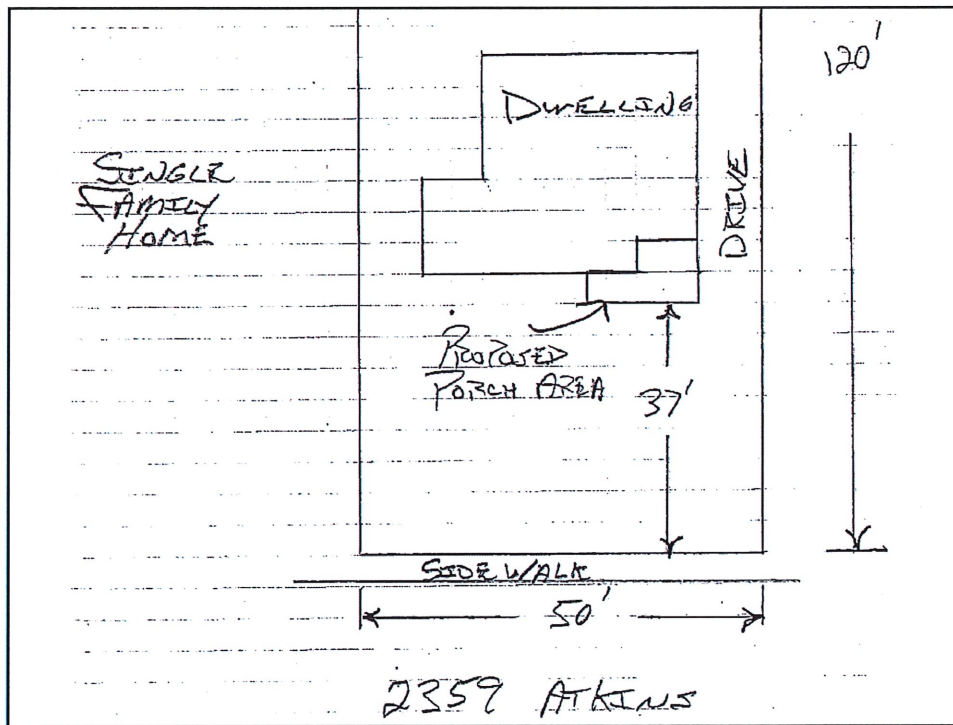


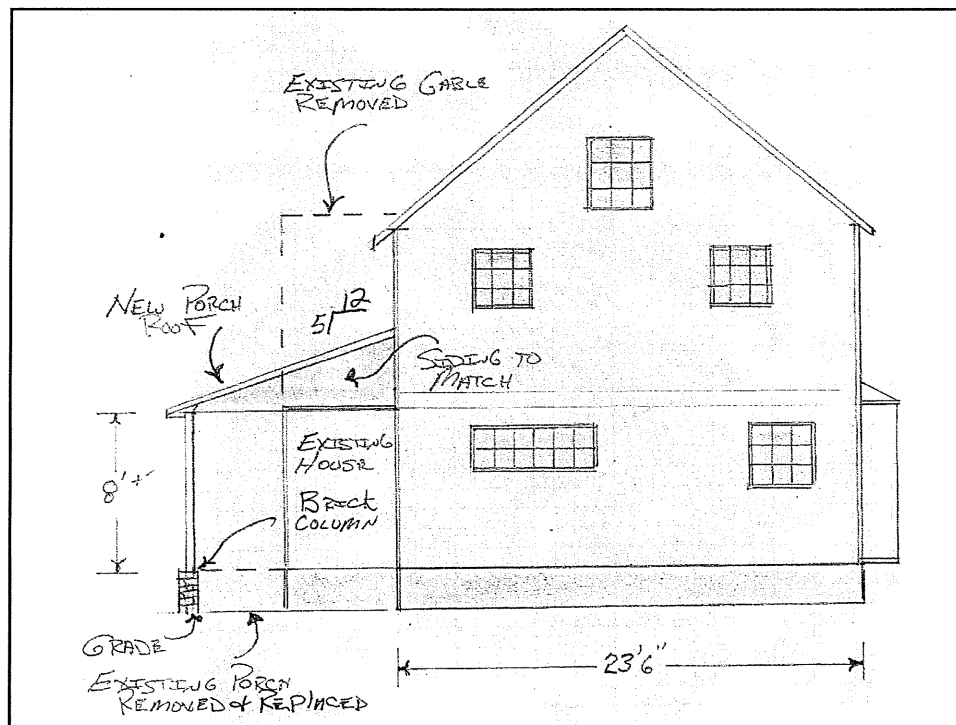
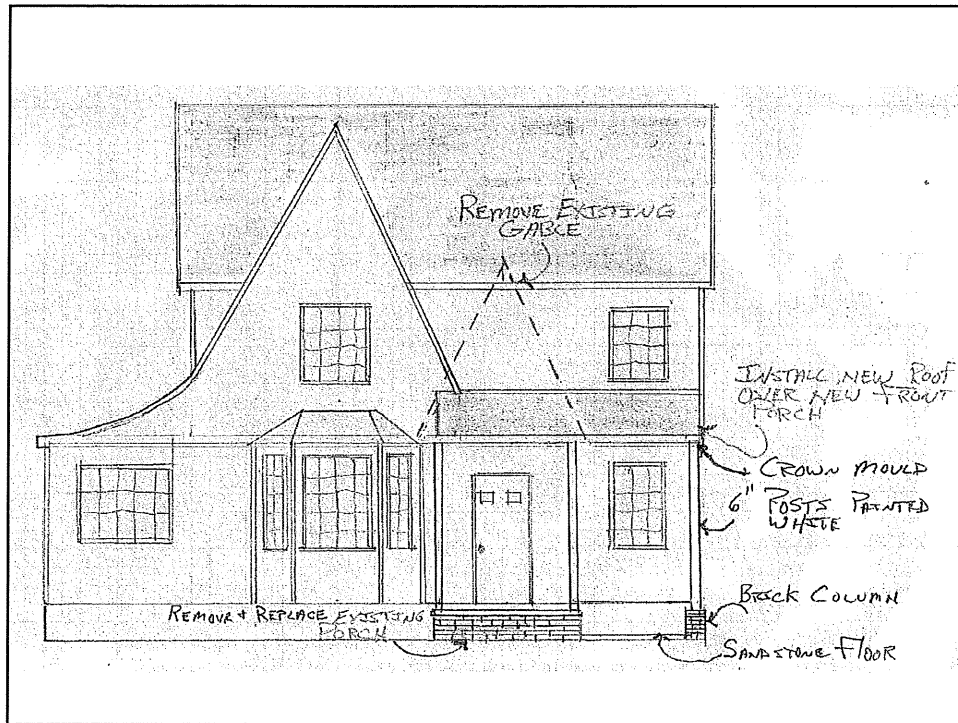
South Elevation













Riverside Elevation



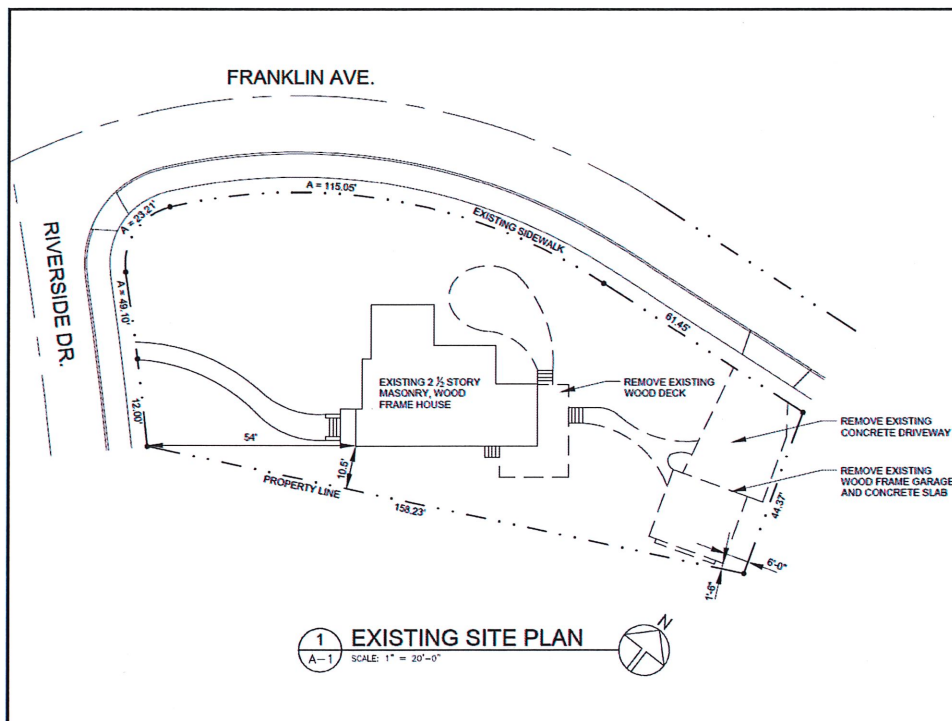
Franklin Elevation

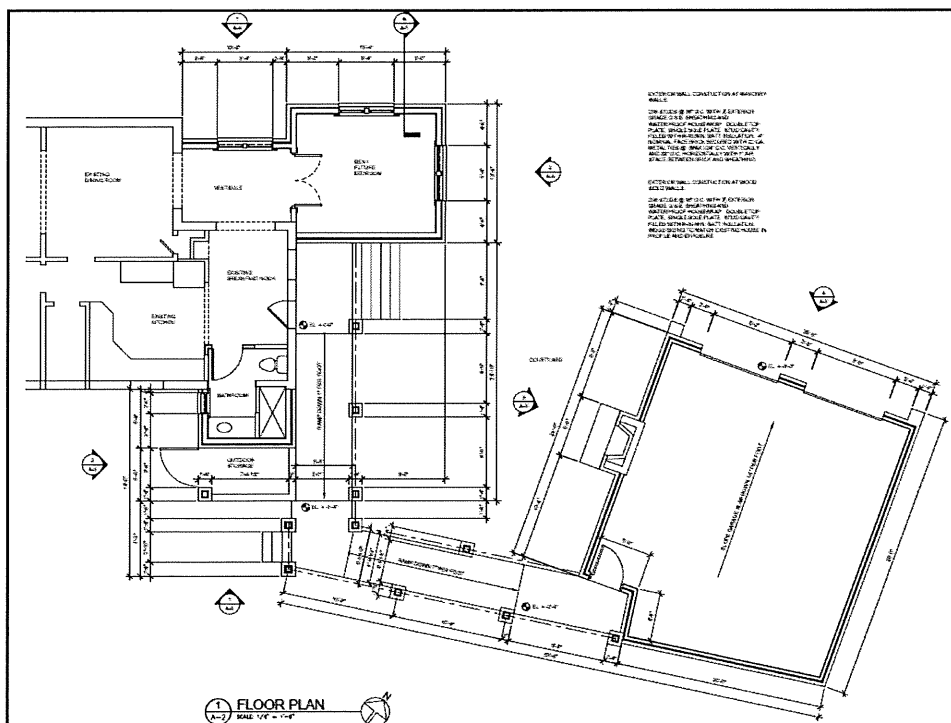
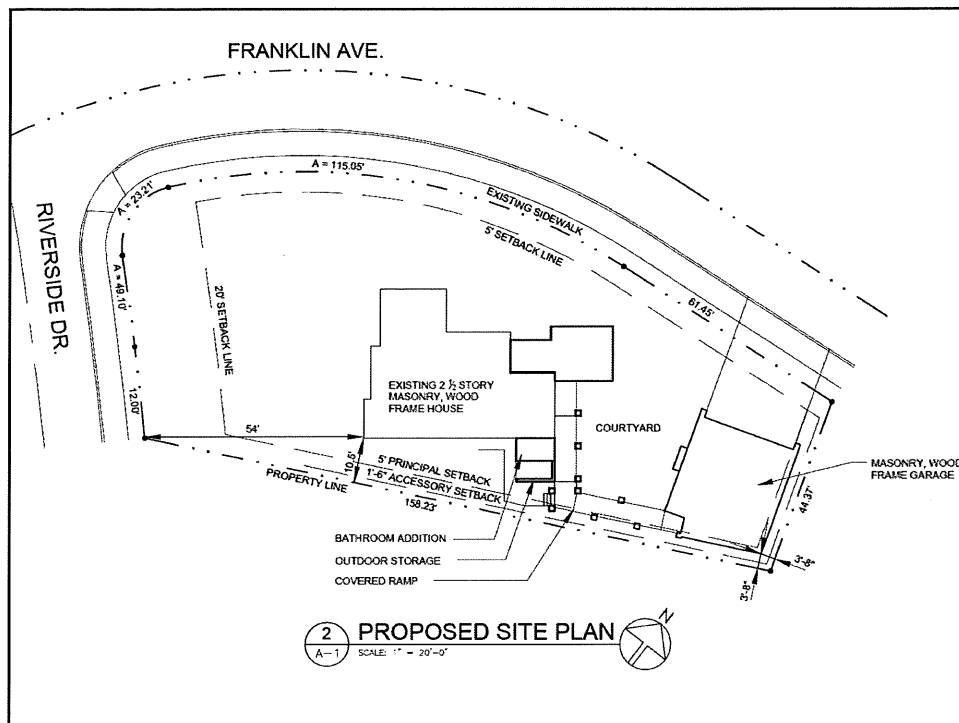


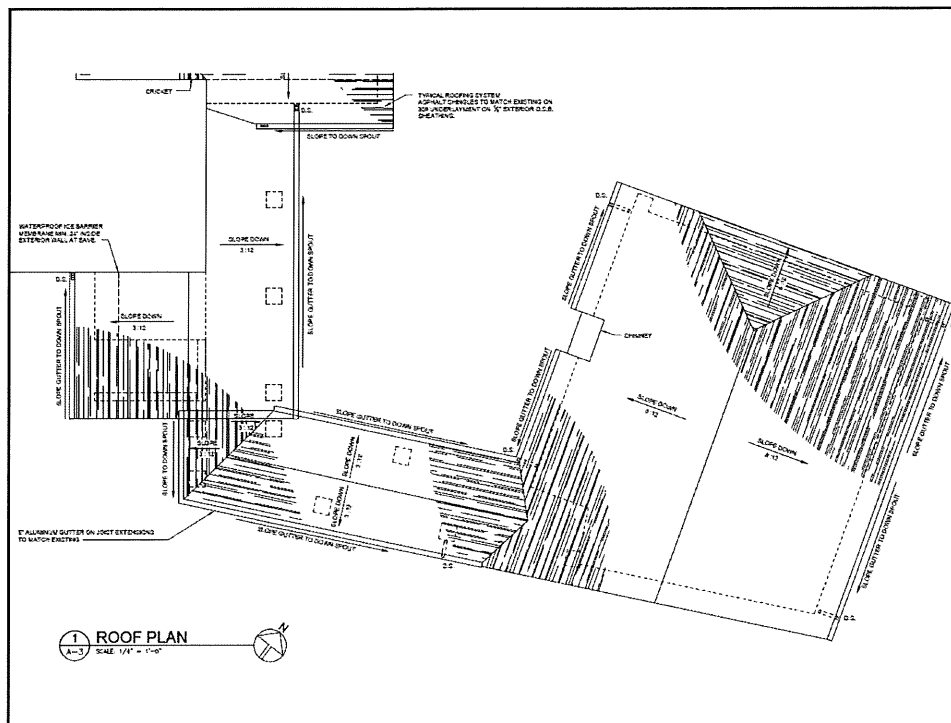
Rear Elevation

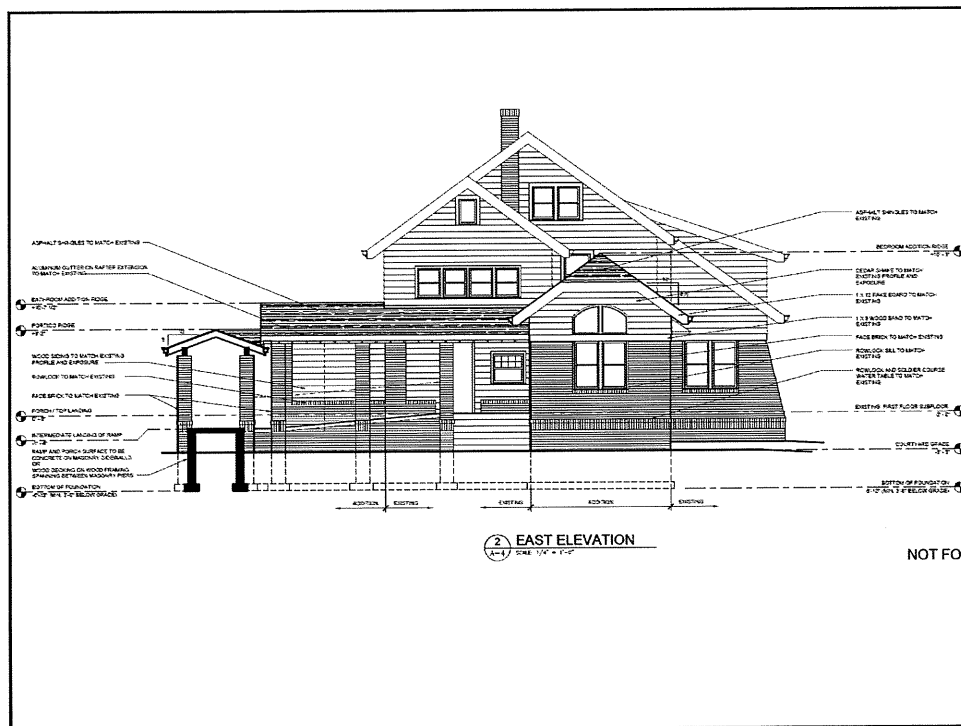
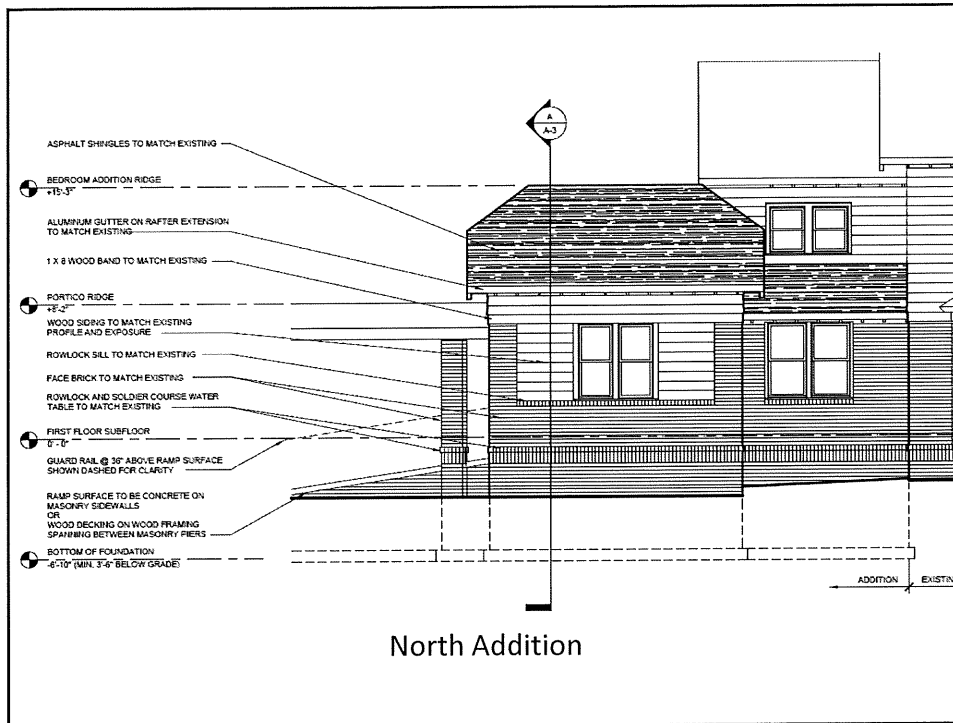


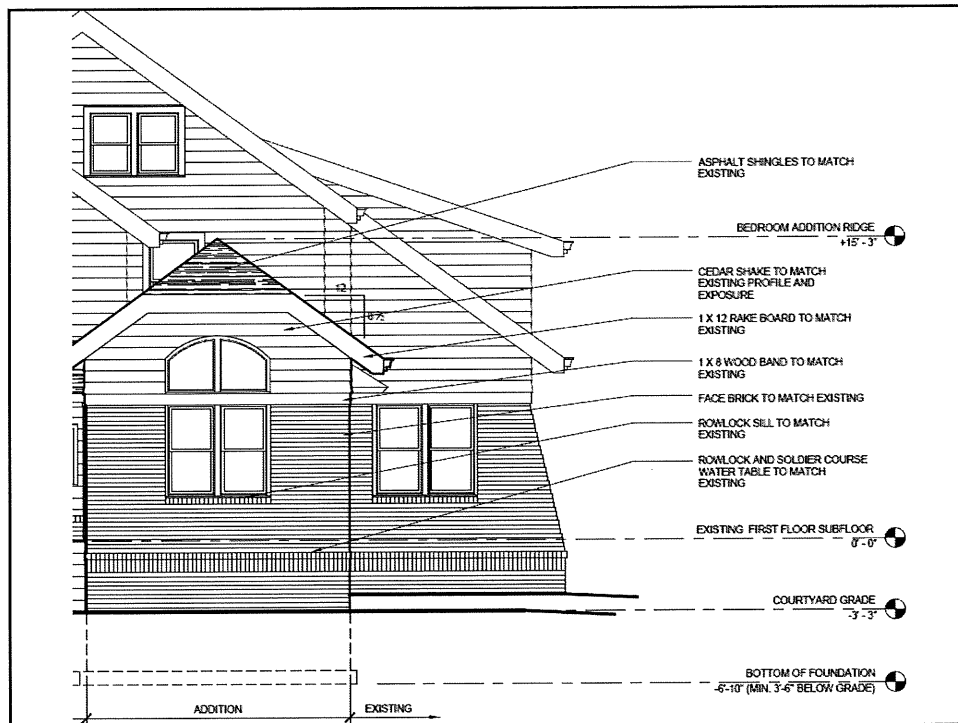
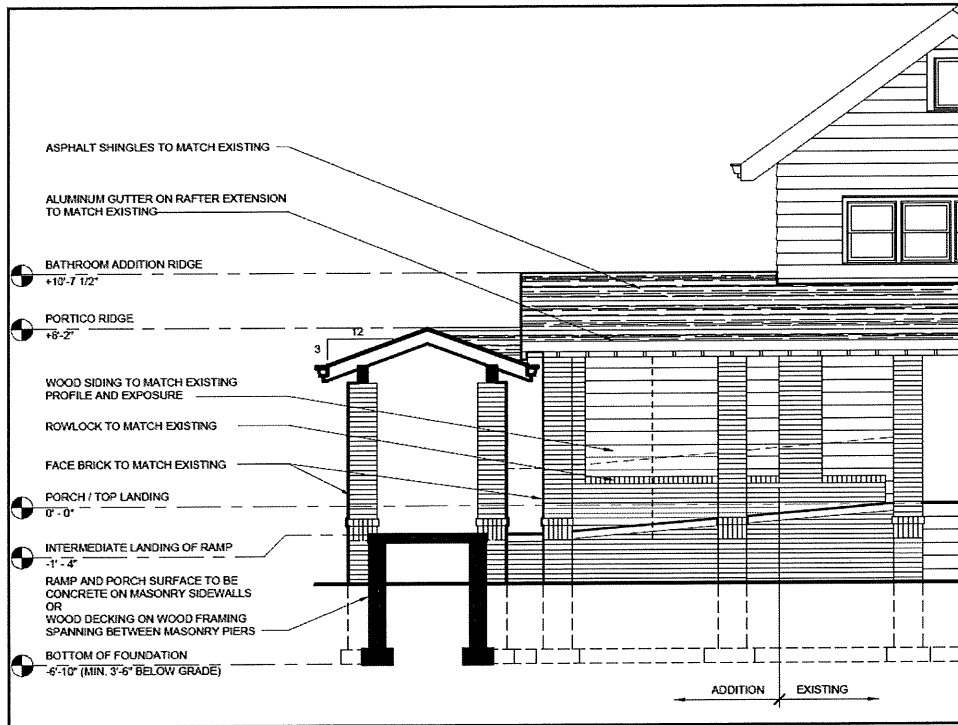
Garage

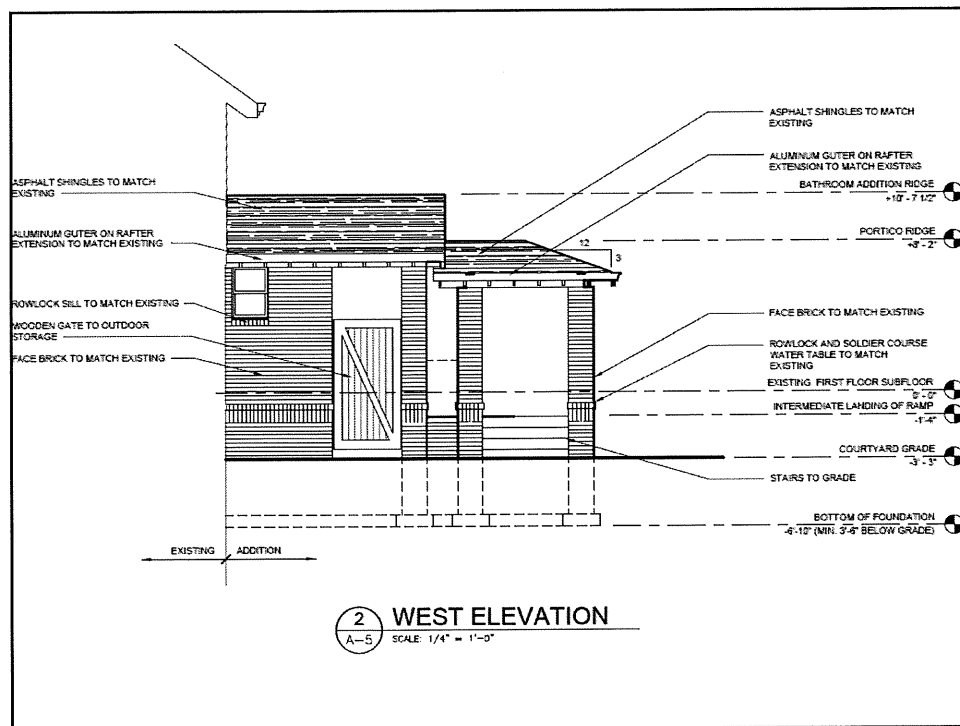
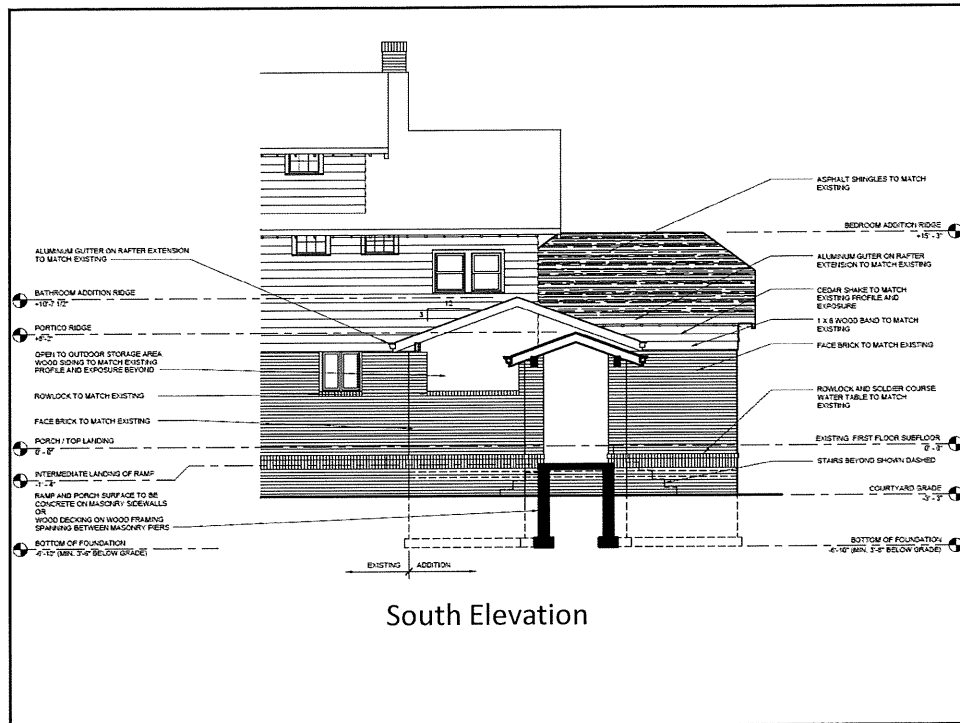


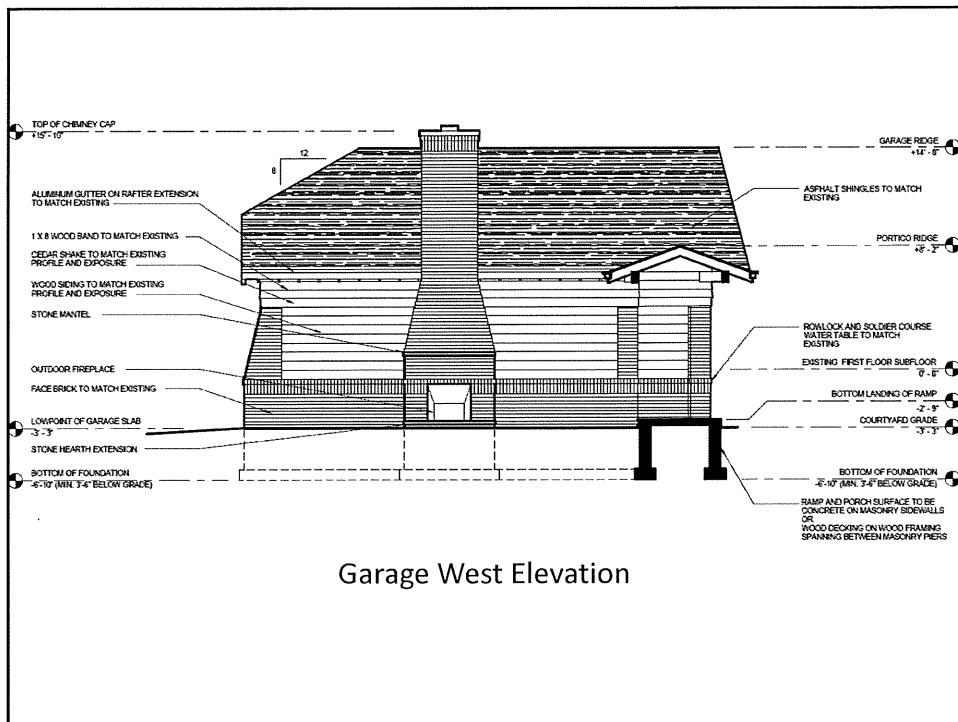
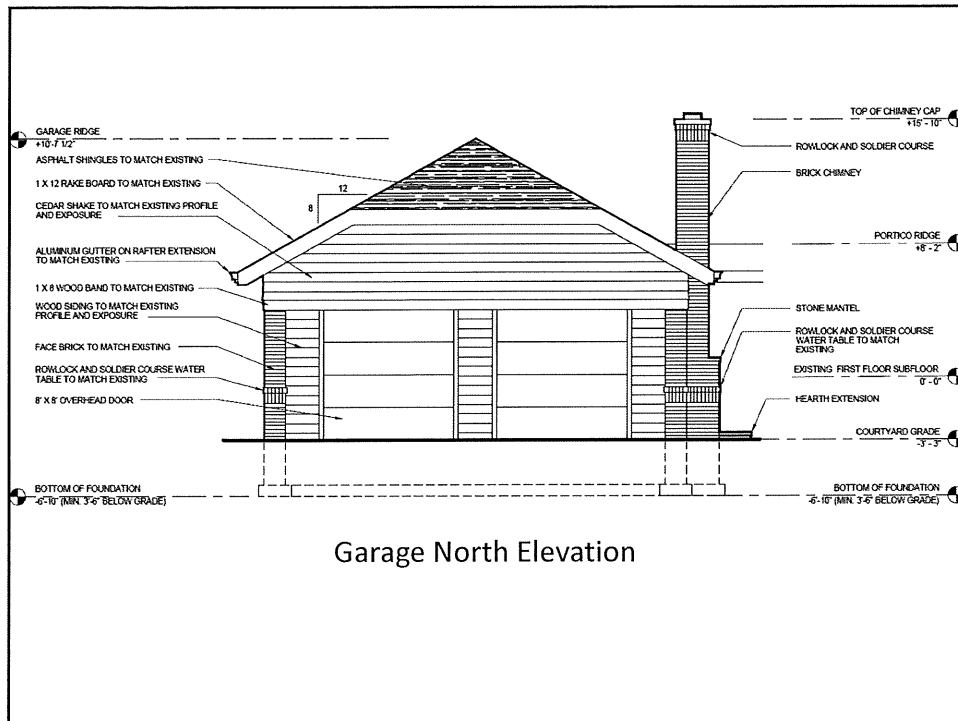


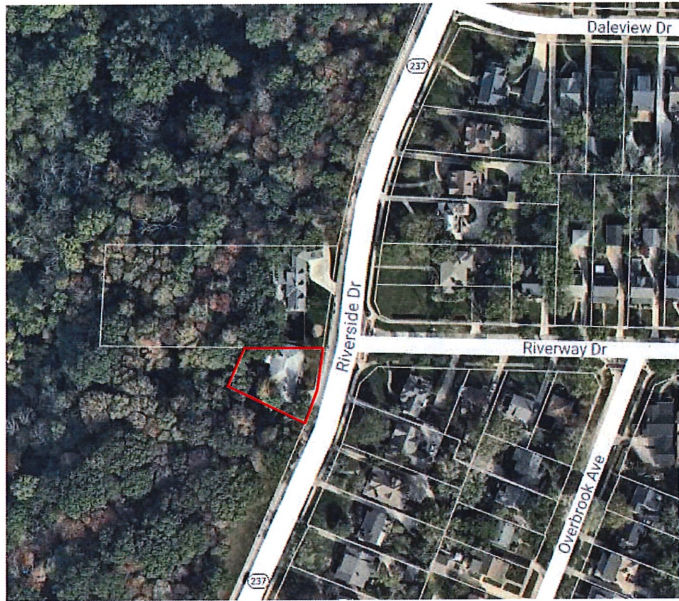








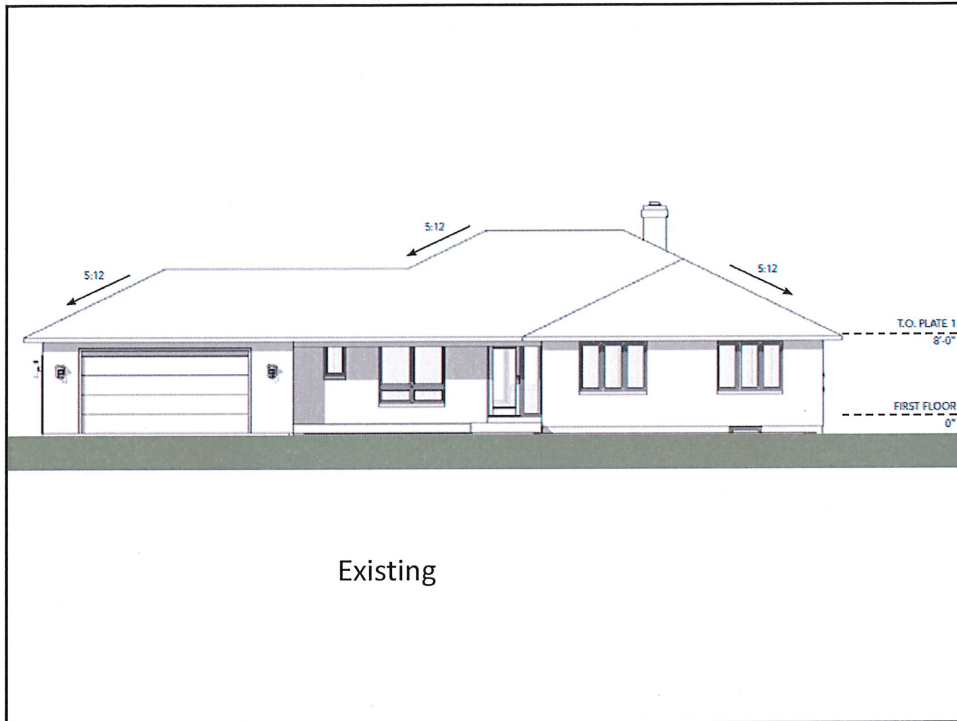


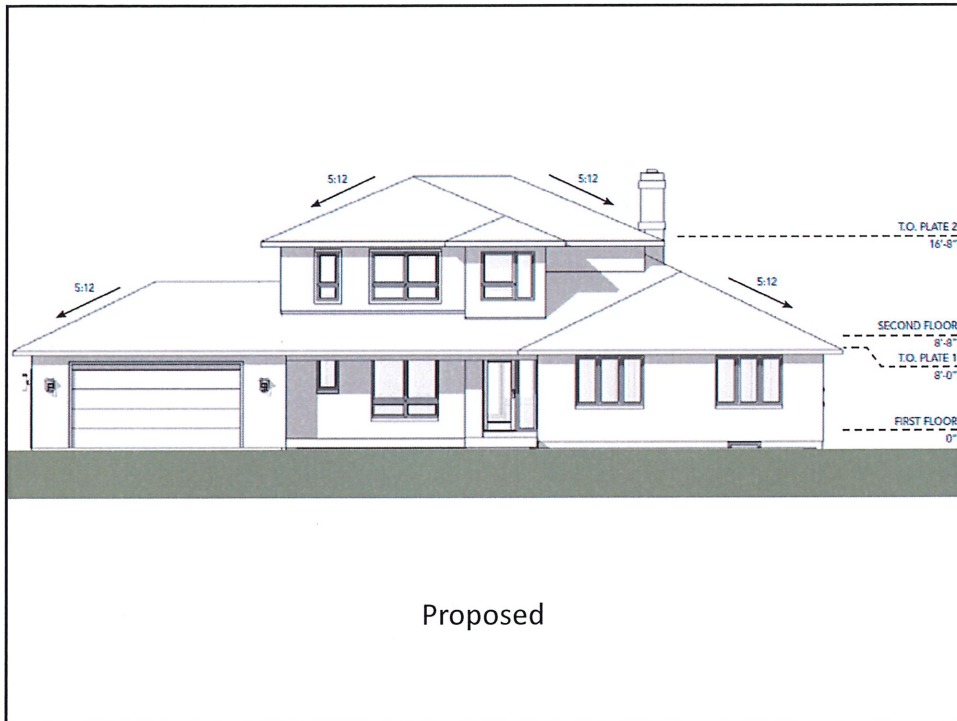


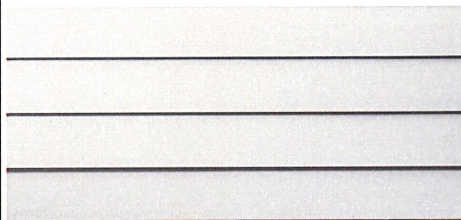
2094 Riverside Drive











HARDIEPLANK LAP SIDING
Smooth Finish -



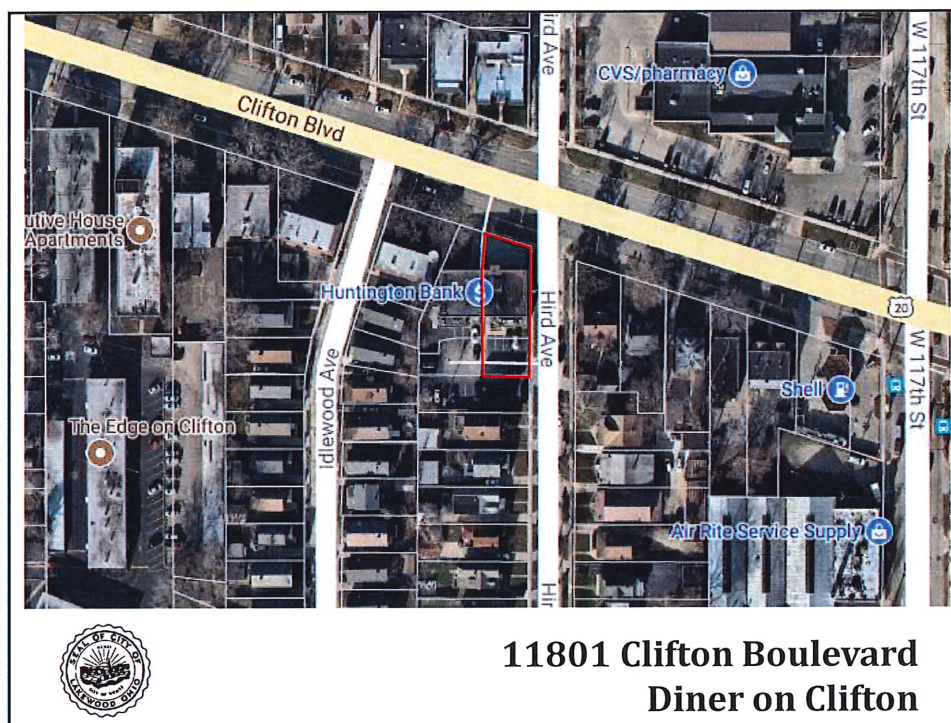
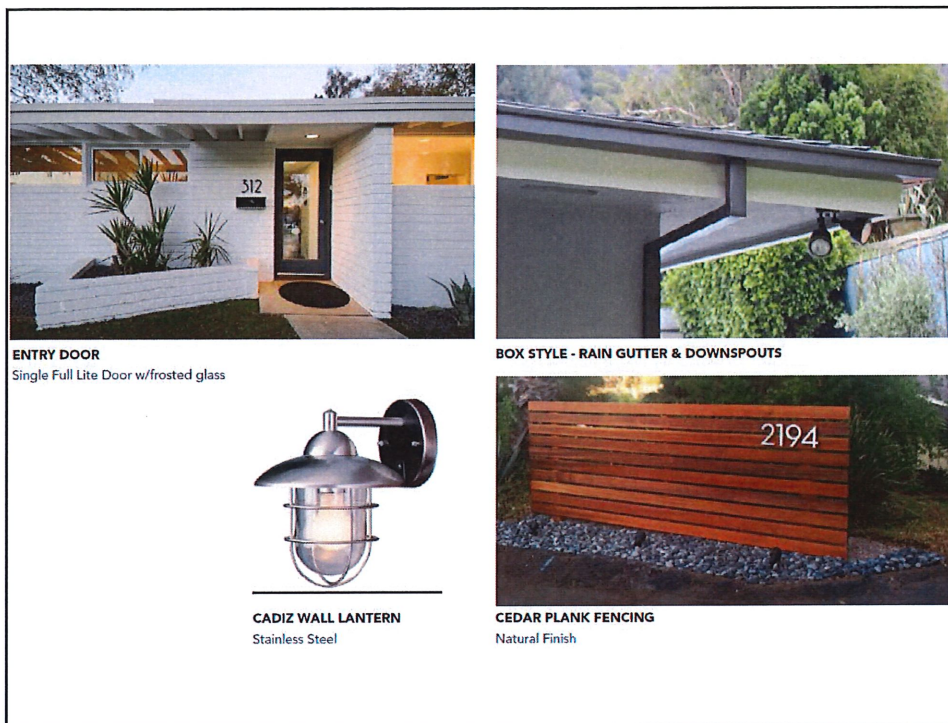
TAMKO ARCHITECTURAL SHINGLES
Rustic Redwood



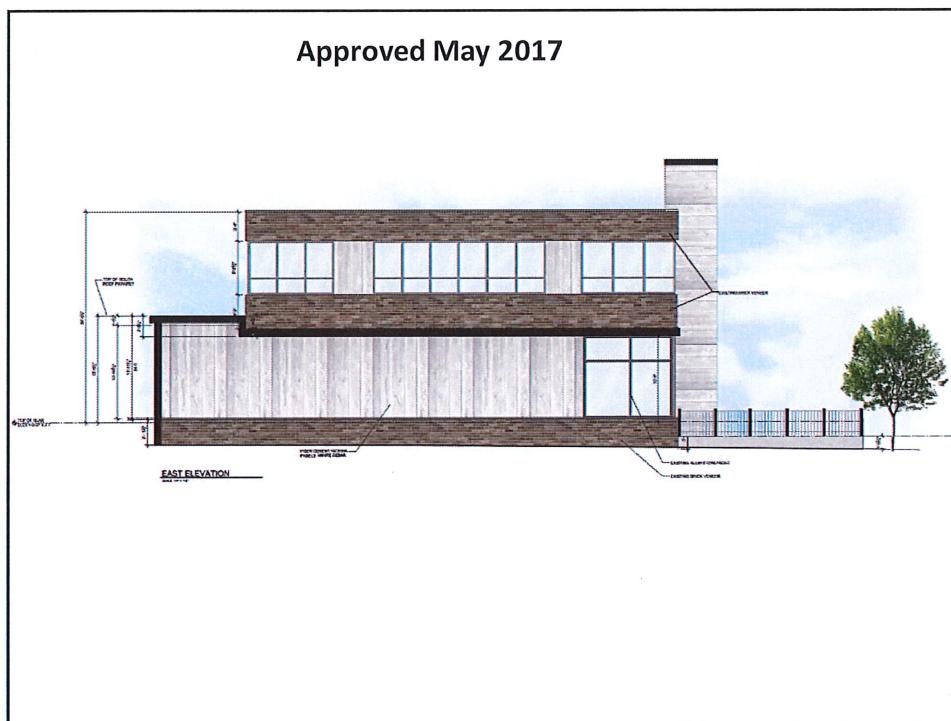
PAINTED MASONRY
Sherwin Williams -

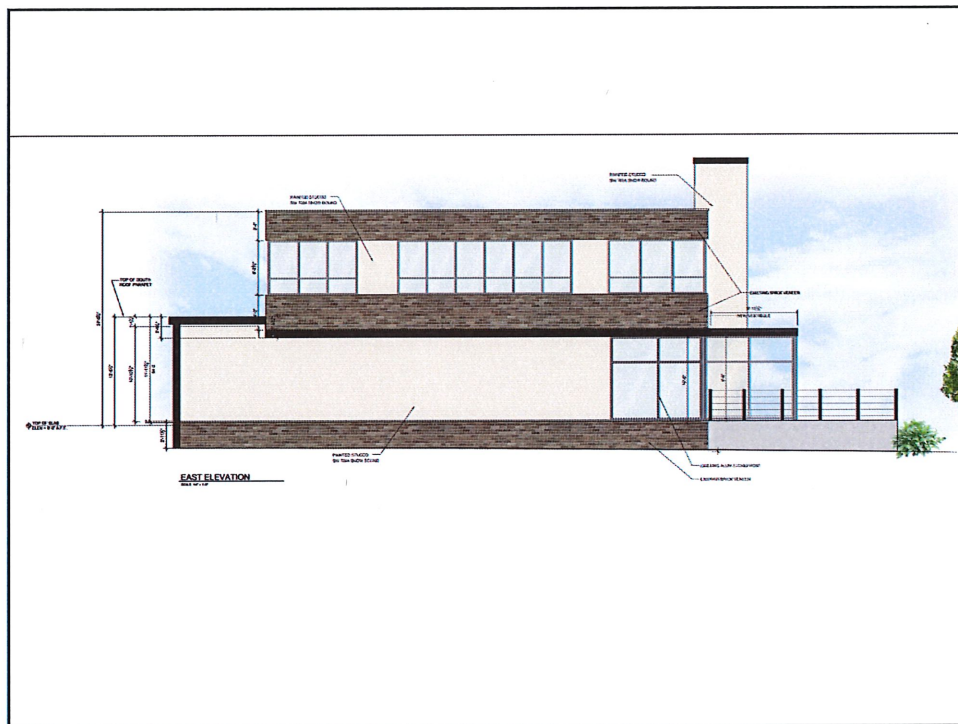
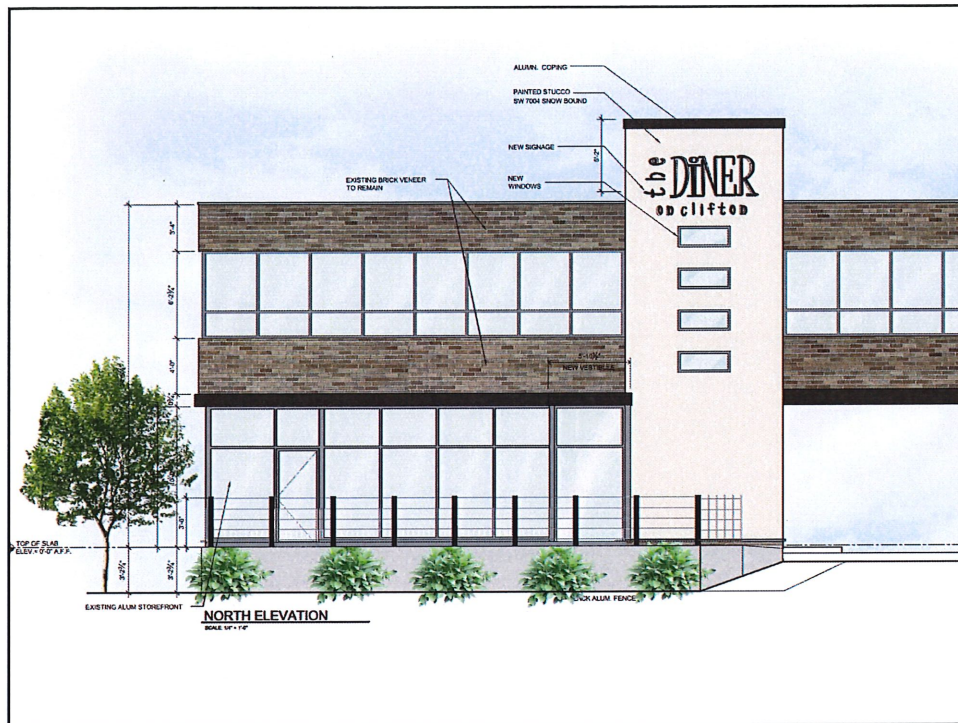


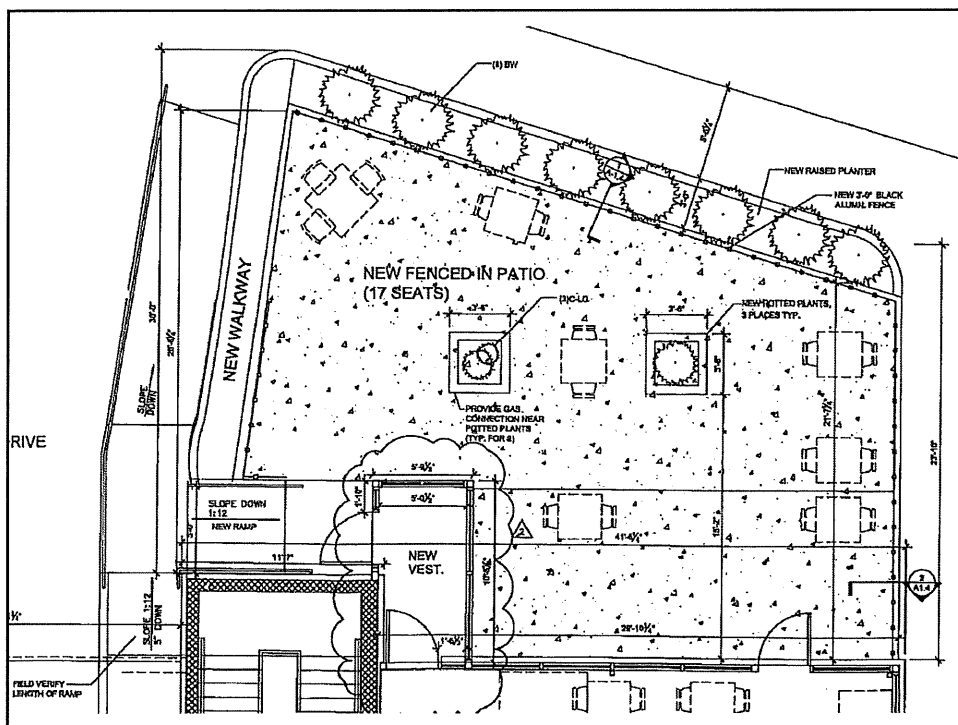
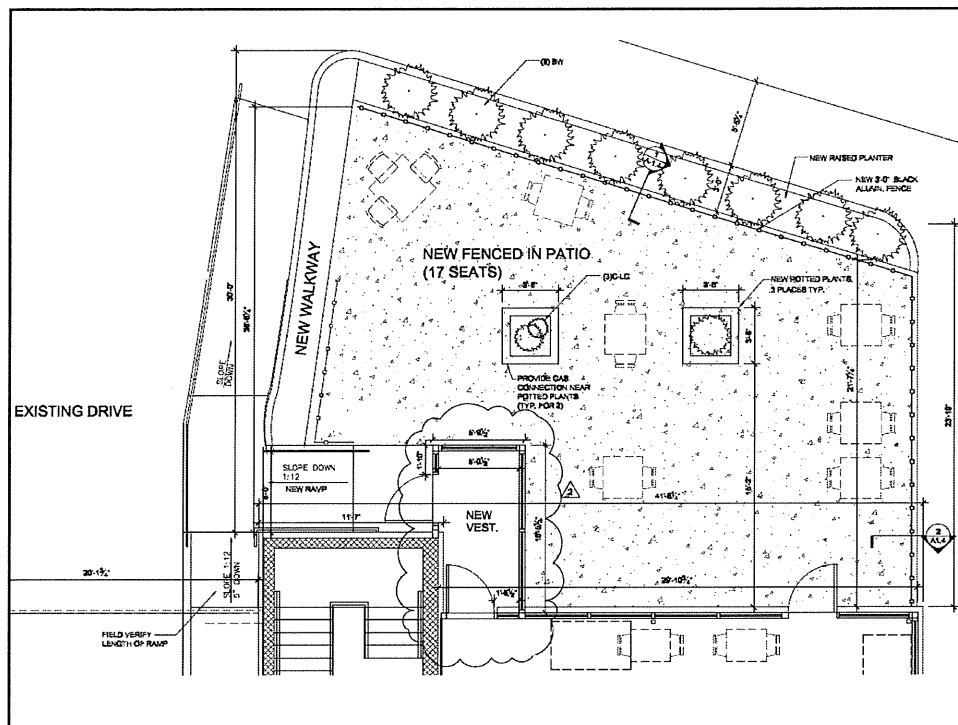
CEDAR TRIM & DETAIL
Entry & Accent Details

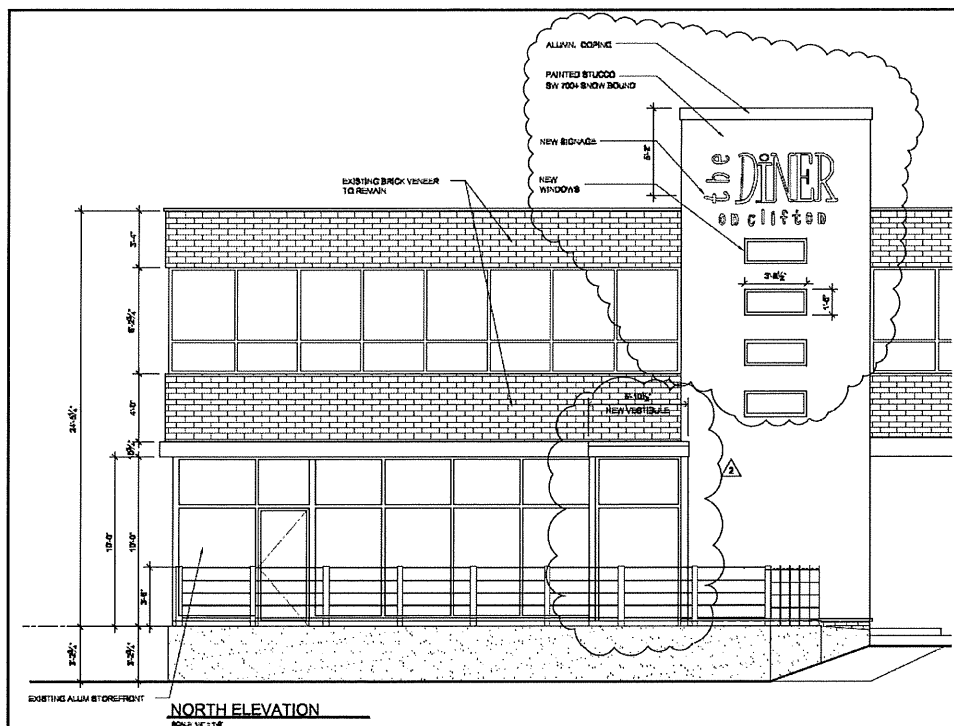
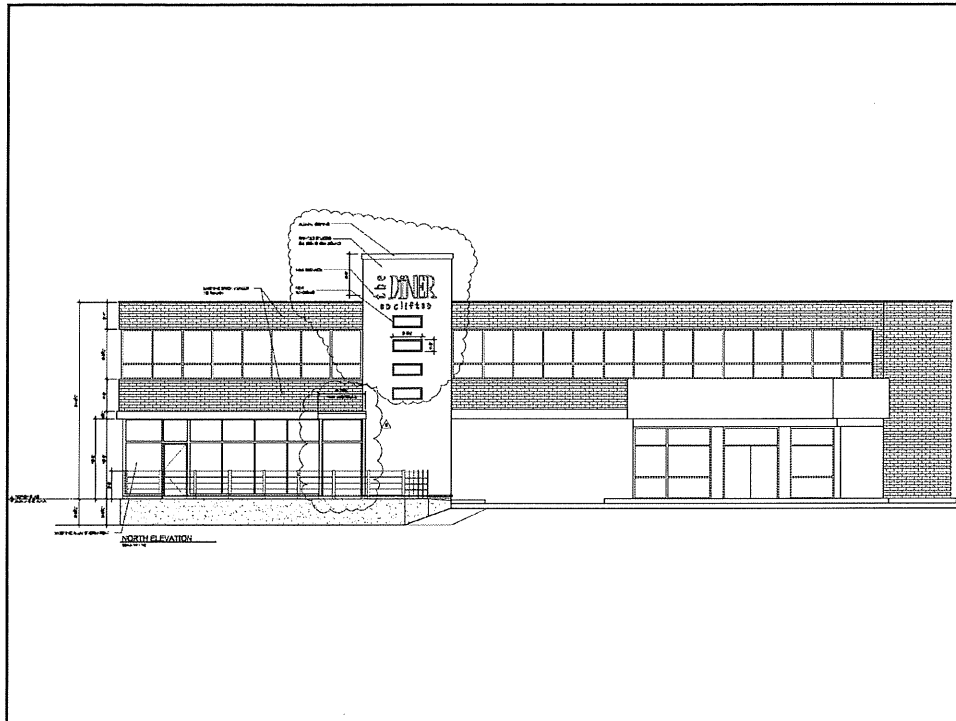


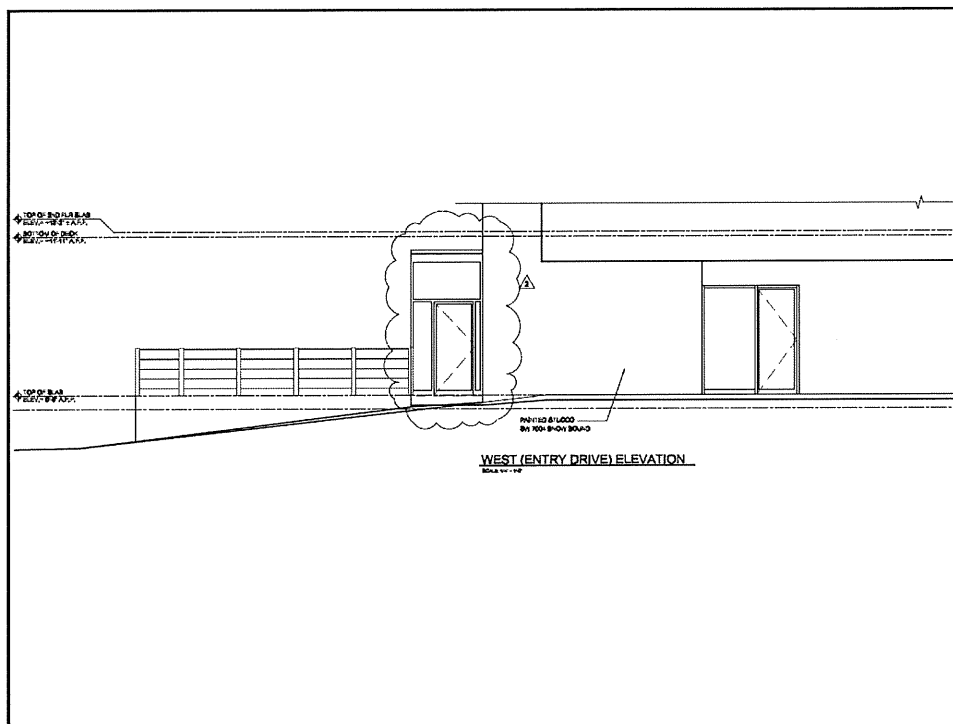
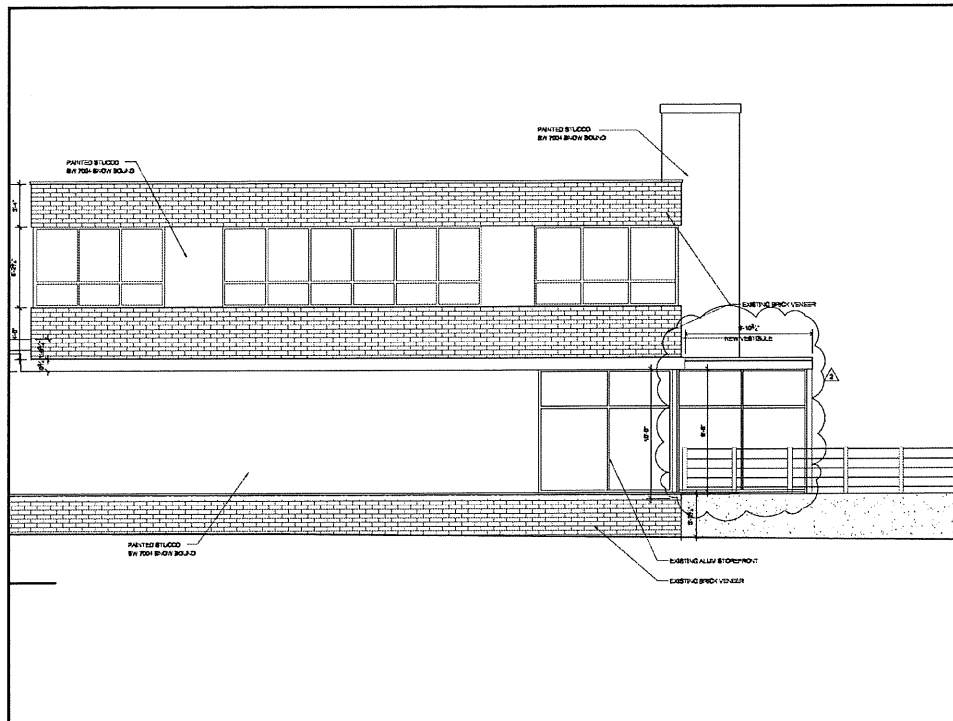


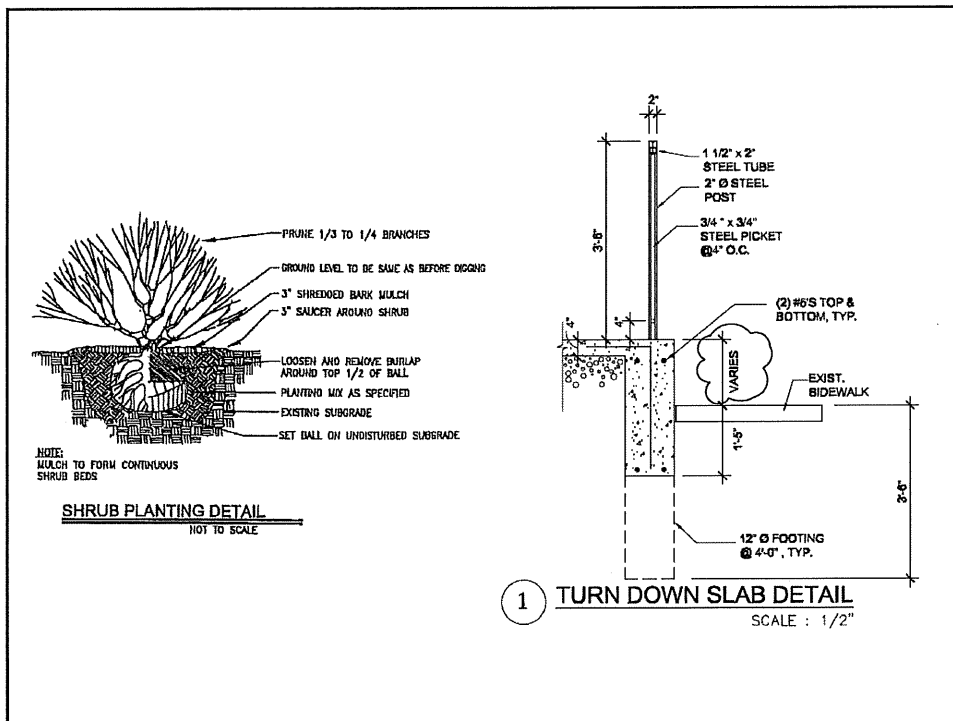
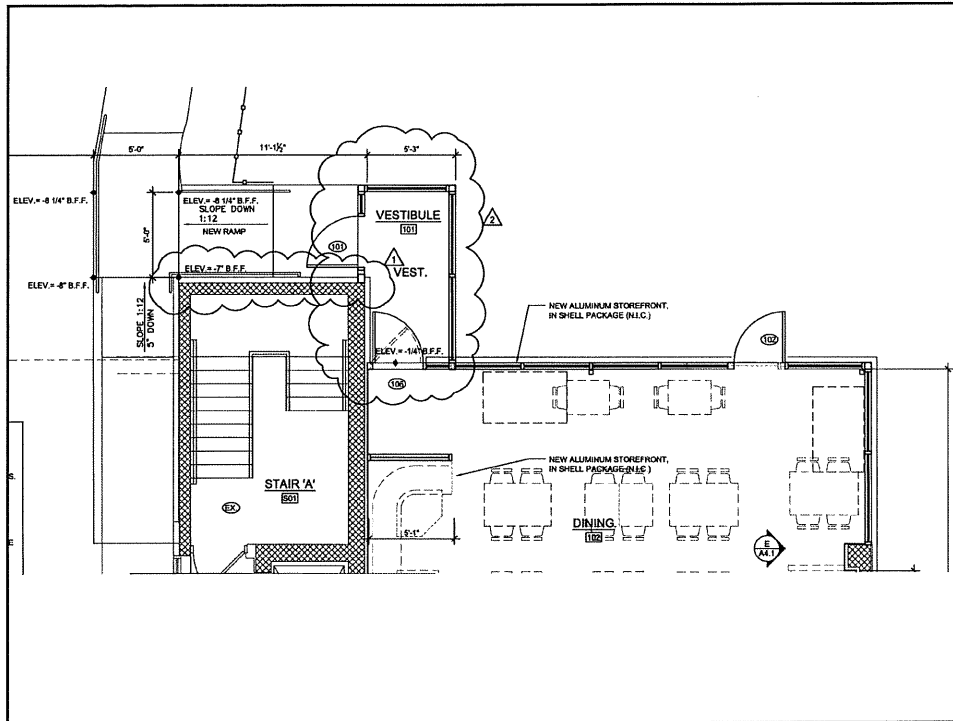








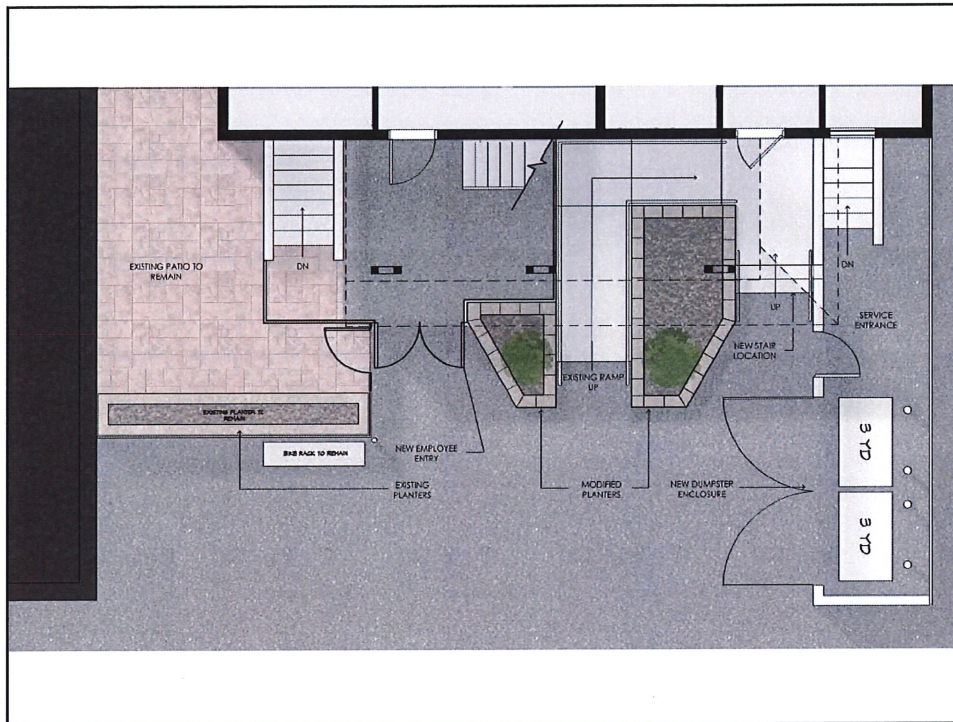


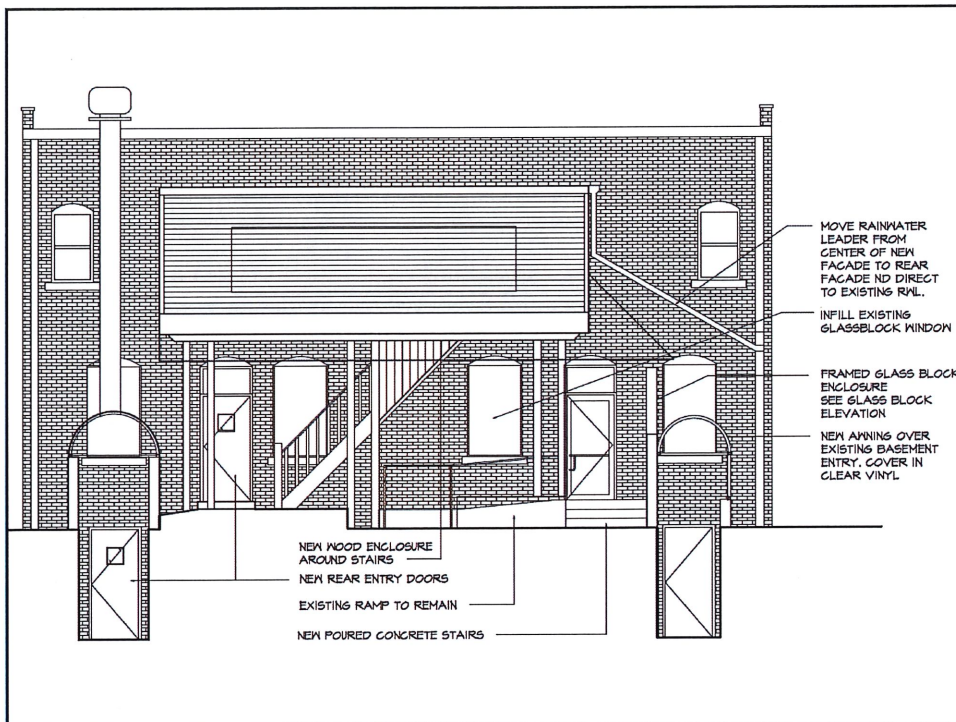


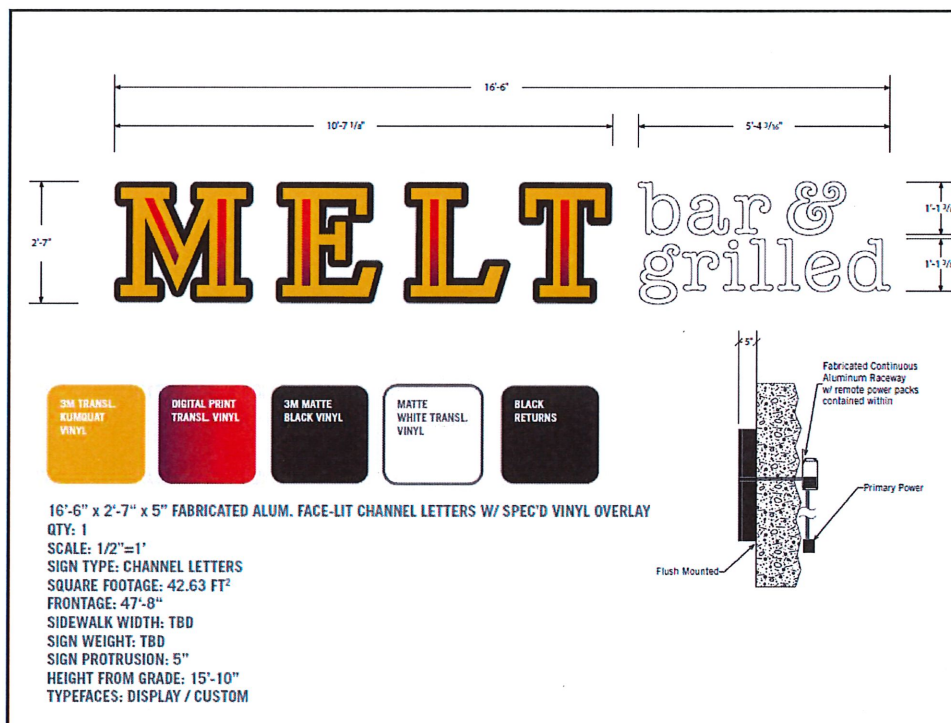
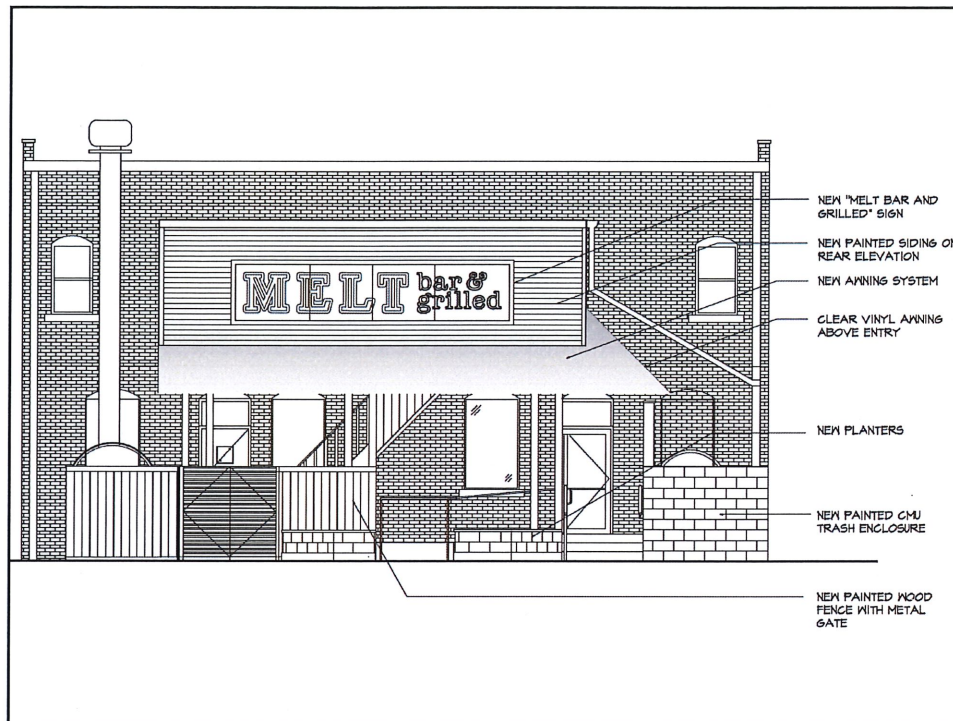


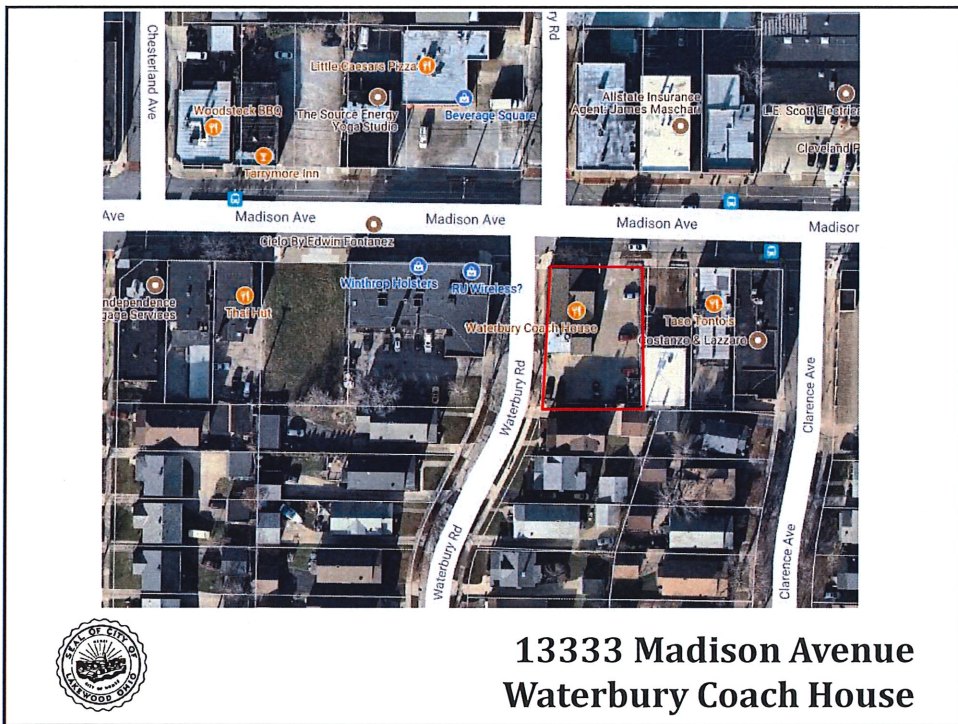








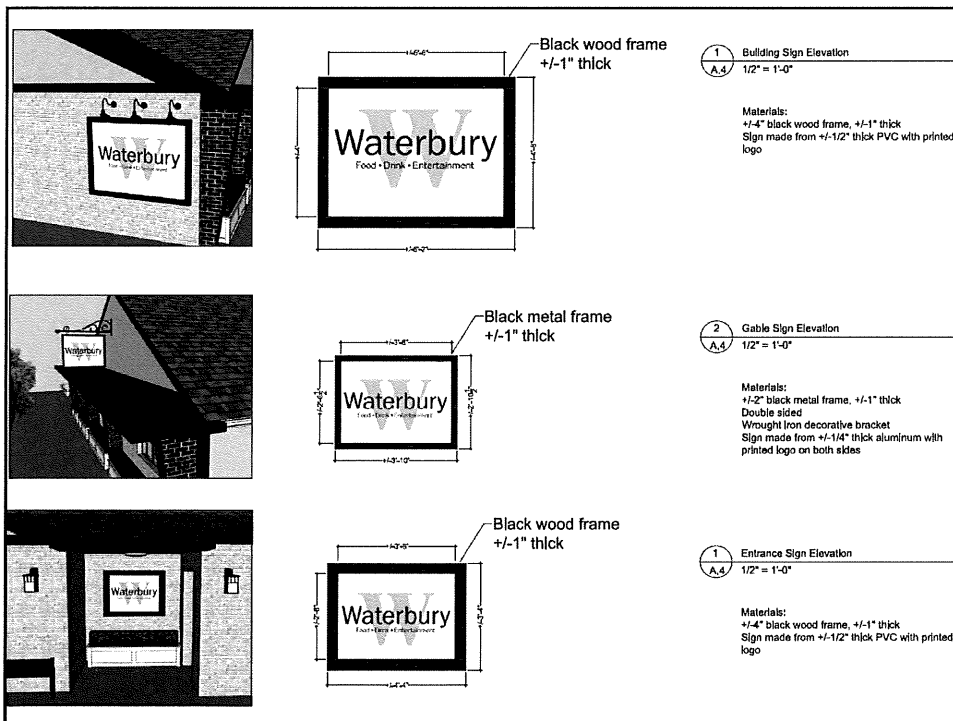


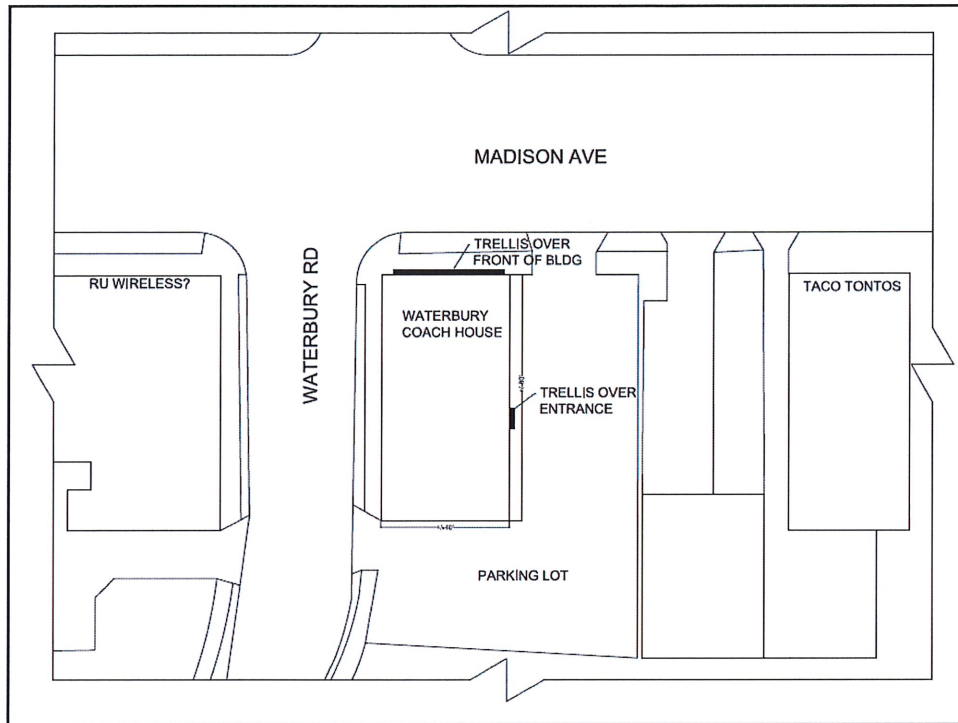










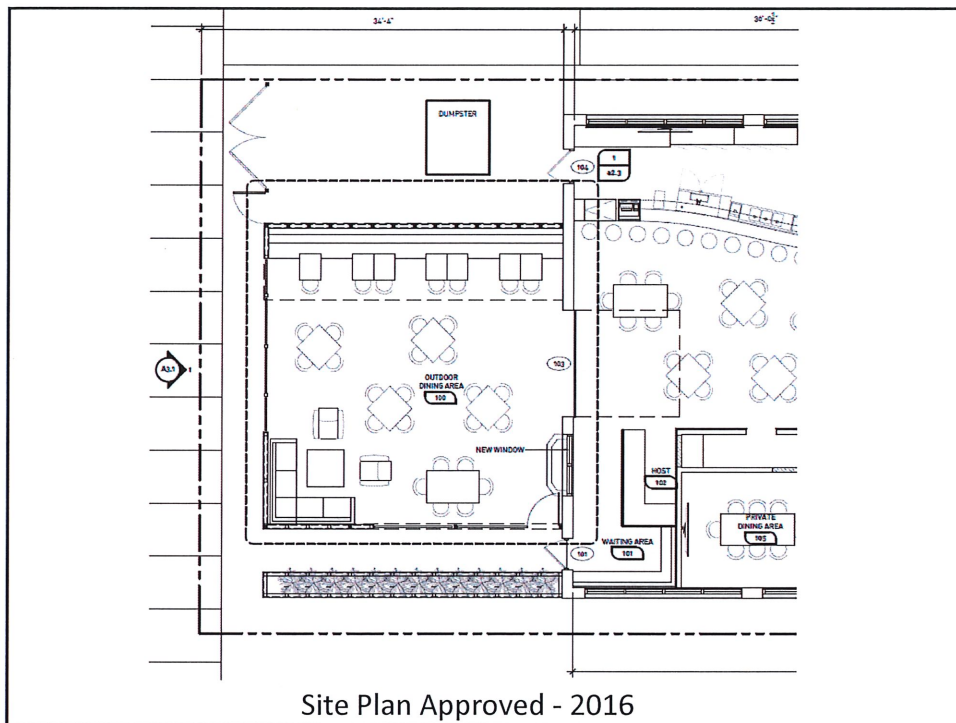


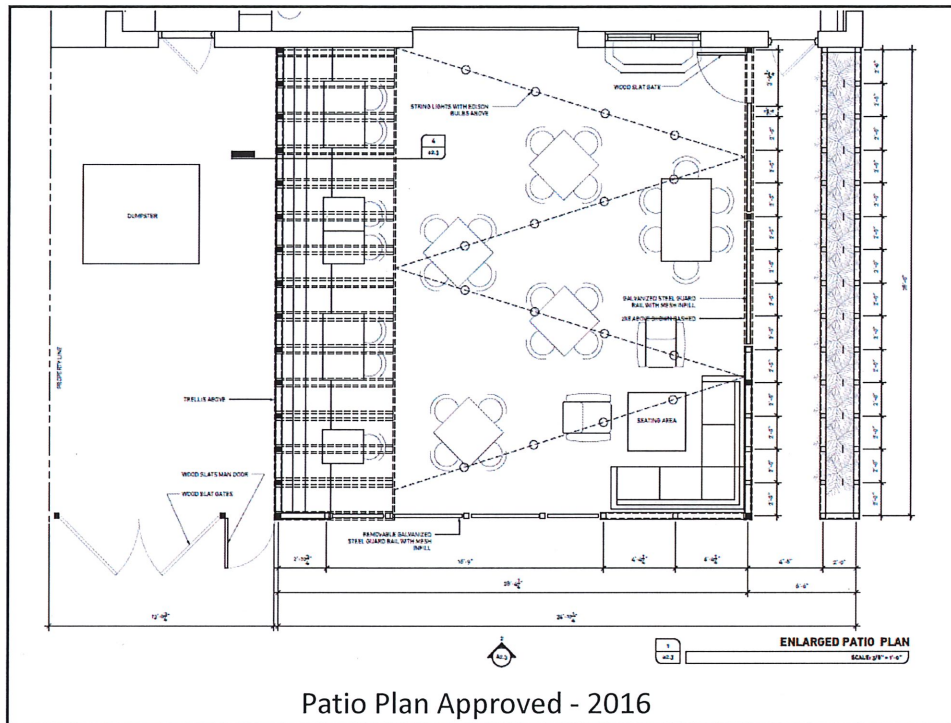










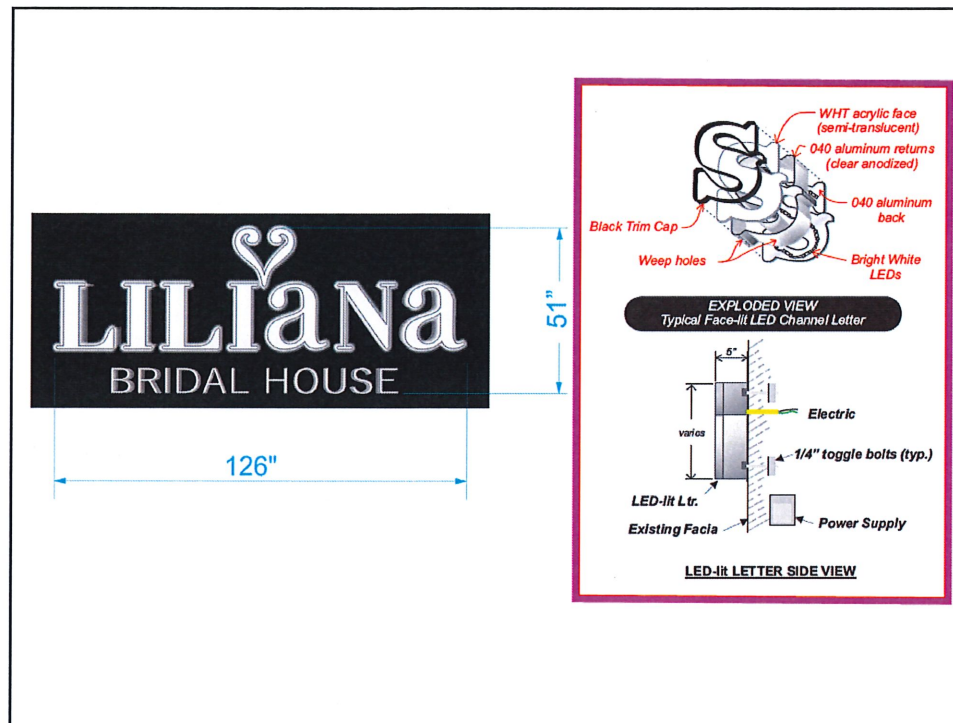


Before



After

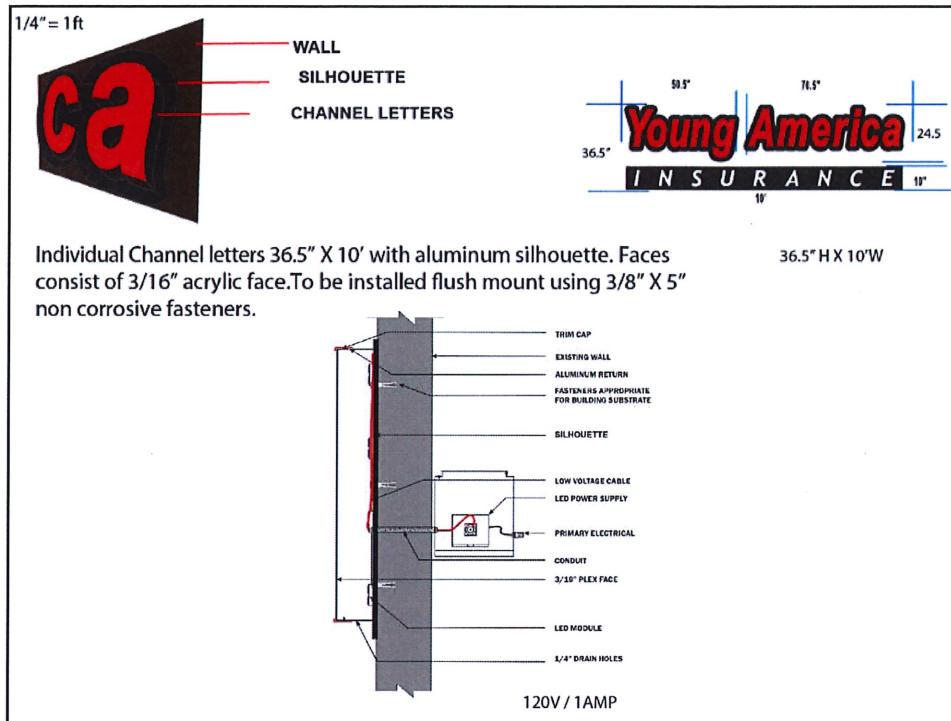




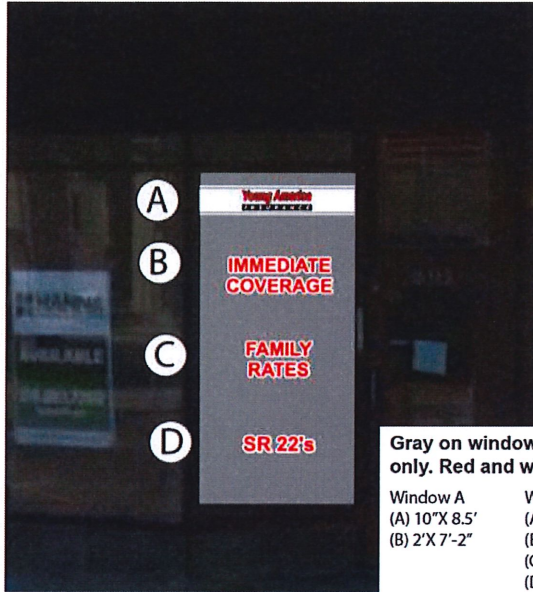


15315 Detroit Ave
Young America Insurance





WINDOW B



Gray on windows do not print and are for proof purpose only. Red and white vinyl graphics applied first surface.

Window A
(A) 10"X 8.5'
(B) 2'X 7'-2"

Window B
(A) 10"X 4.5'
(B) 13"X3'-1"
(C) 13"X23"
(D) 6.5"X 1'-1.75"